

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Eastern. West Seattle & South Park-Georgetown /18 & 78

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 774

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$69,700	\$160,800	\$230,500	\$254,800	90.5%	16.89%
2006 Value	\$79,900	\$168,600	\$248,500	\$254,800	97.5%	16.76%
Change	+\$10,200	+\$7,800	+\$18,000		+7.0%	-0.13%
% Change	+14.6%	+4.9%	+7.8%		+7.7%	-0.77%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.13 % and -0.77 % represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$74,900	\$152,600	\$227,500
2006 Value	\$85,900	\$159,500	\$245,400
Percent Change	+14.7%	+4.5%	+7.9%

Number of one to three unit residences in the Population: 3763

Summary of Findings: A statistical analysis was conducted using the Kruskal-Wallis or Mann-Whitney U test as appropriate to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis led to a determination to combine.

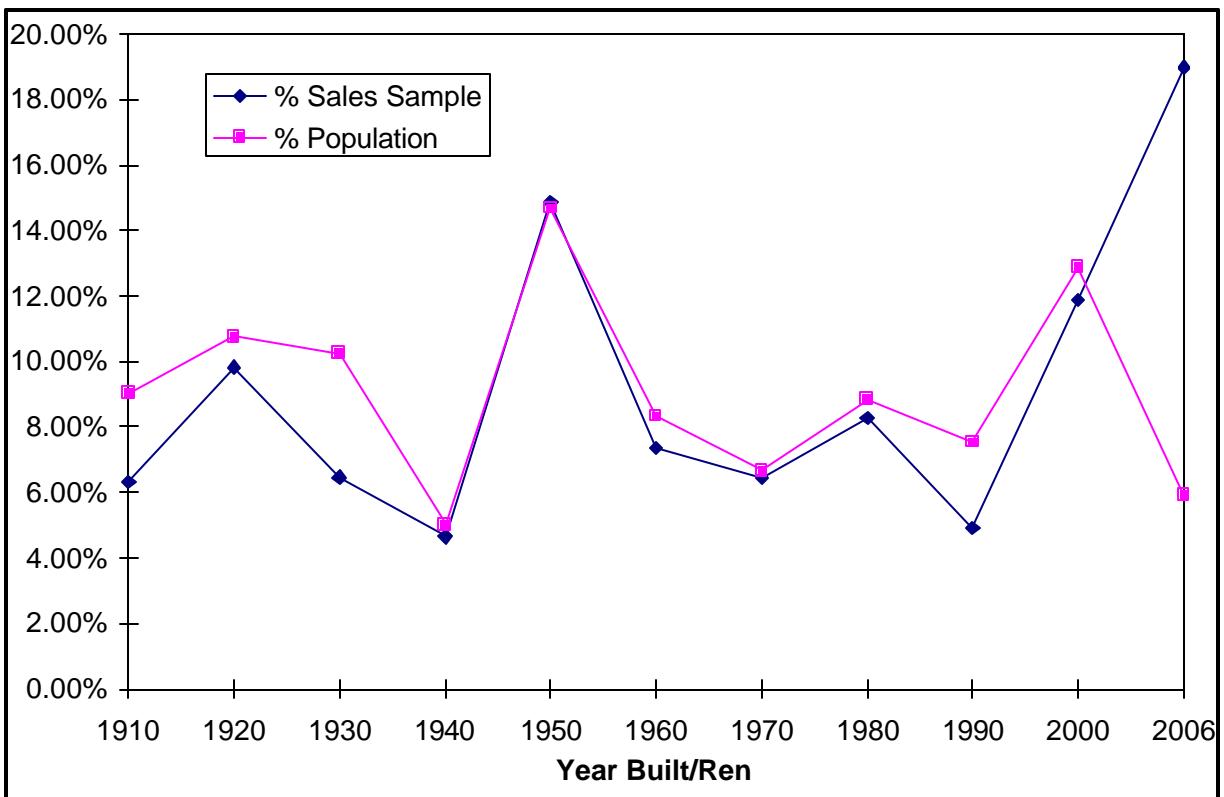
The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improved parcels located in Area 78 Sub Area 6 had lower average ratios than improved parcels in other Sub Areas. This formula adjusts these values upward more than others thus improving equalization. Properties with a view had lower average ratios than properties without a view. This formula adjusts these values upward more than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	49	6.33%
1920	76	9.82%
1930	50	6.46%
1940	36	4.65%
1950	115	14.86%
1960	57	7.36%
1970	50	6.46%
1980	64	8.27%
1990	38	4.91%
2000	92	11.89%
2006	147	18.99%
	774	

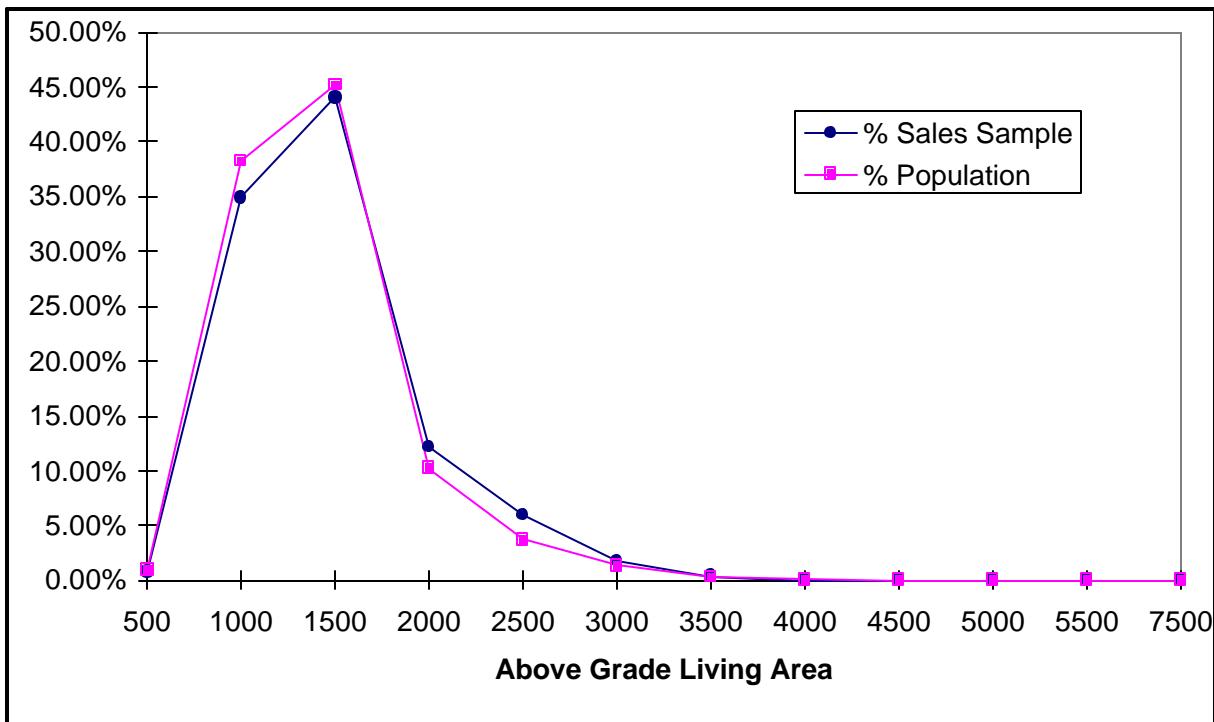
Population		
Year Built/Ren	Frequency	% Population
1910	340	9.04%
1920	405	10.76%
1930	386	10.26%
1940	189	5.02%
1950	553	14.70%
1960	314	8.34%
1970	251	6.67%
1980	333	8.85%
1990	284	7.55%
2000	485	12.89%
2006	223	5.93%
	3763	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

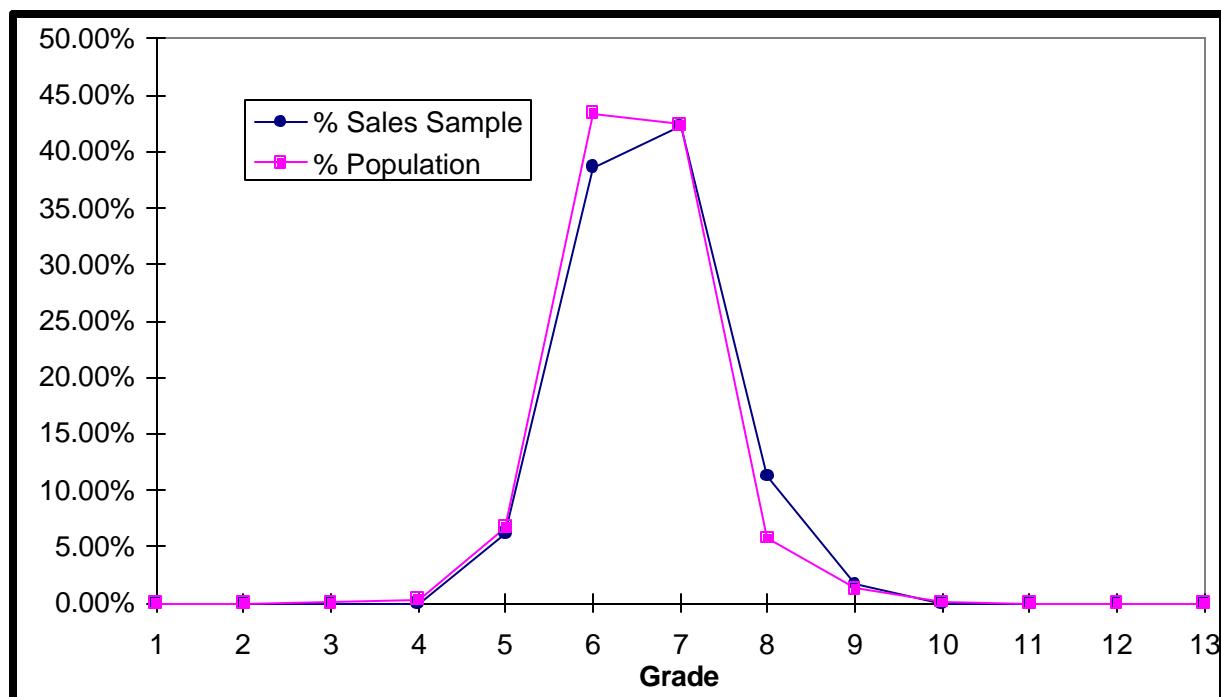
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	6	0.78%	500	35	0.93%
1000	270	34.88%	1000	1439	38.24%
1500	341	44.06%	1500	1699	45.15%
2000	94	12.14%	2000	386	10.26%
2500	46	5.94%	2500	139	3.69%
3000	14	1.81%	3000	51	1.36%
3500	3	0.39%	3500	11	0.29%
4000	0	0.00%	4000	3	0.08%
4500	0	0.00%	4500	0	0.00%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
774			3763		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

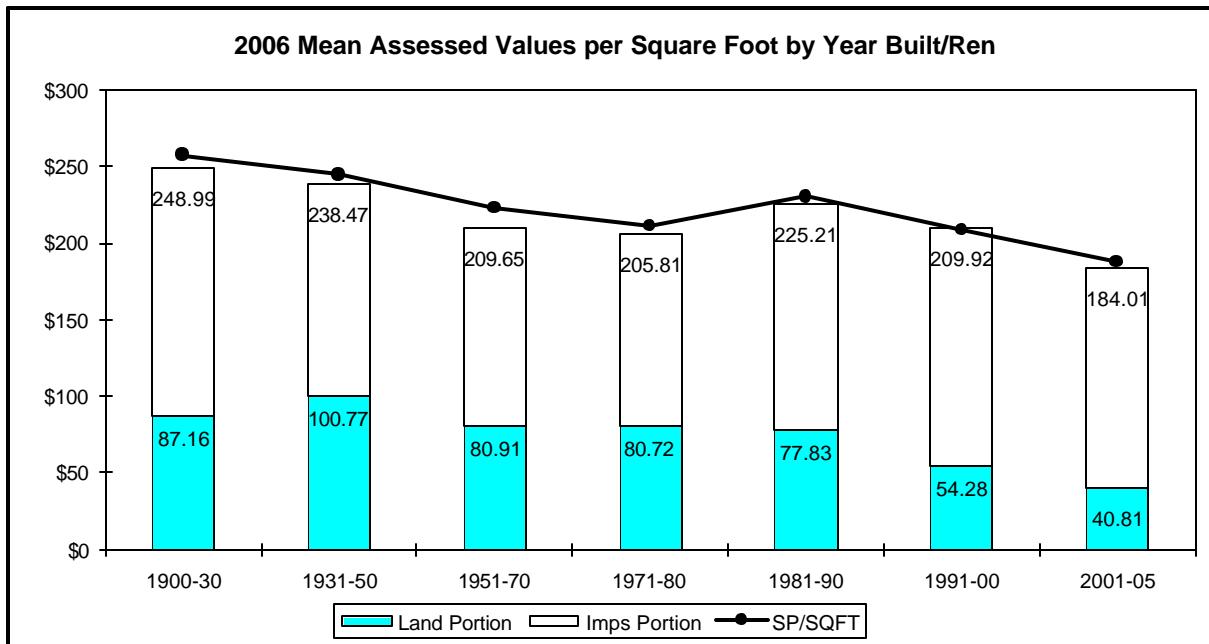
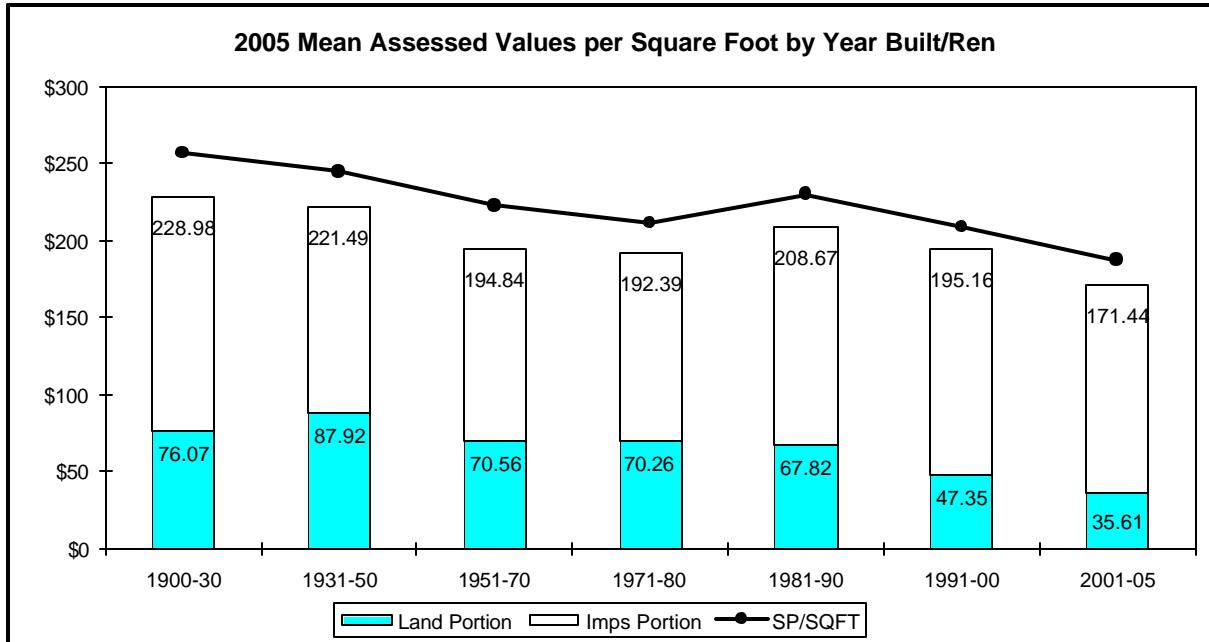
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.03%
4	0	0.00%	4	13	0.35%
5	48	6.20%	5	253	6.72%
6	299	38.63%	6	1633	43.40%
7	327	42.25%	7	1595	42.39%
8	87	11.24%	8	218	5.79%
9	13	1.68%	9	48	1.28%
10	0	0.00%	10	2	0.05%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
774			3763		



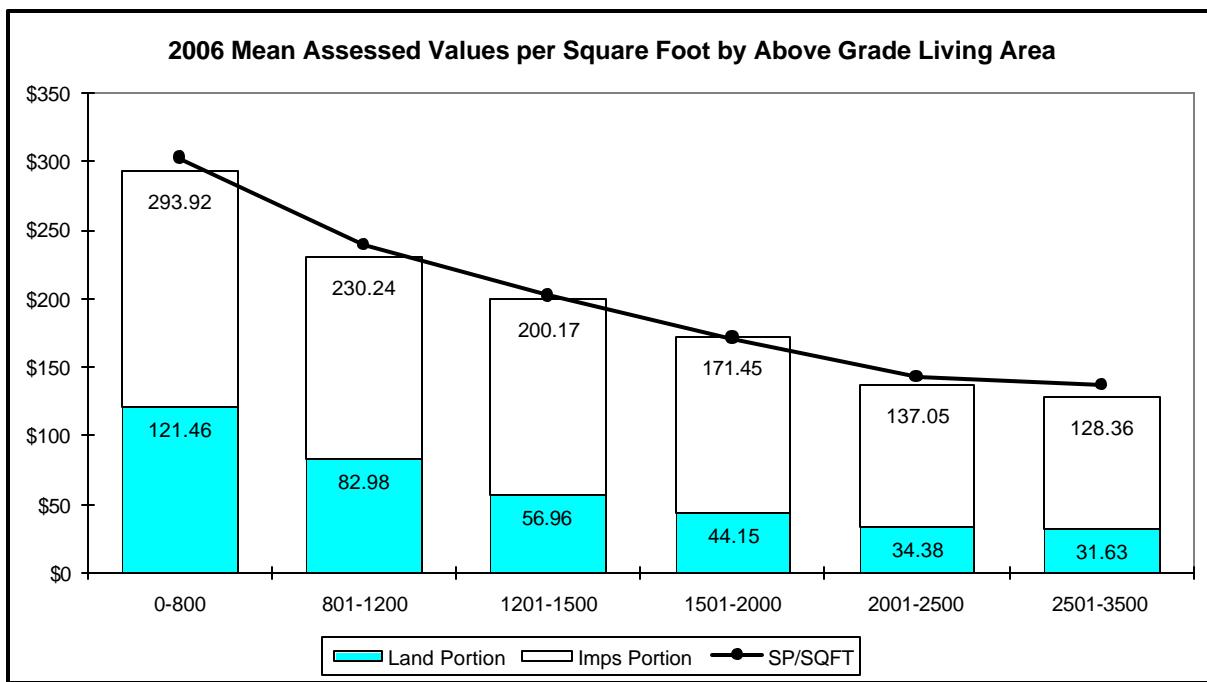
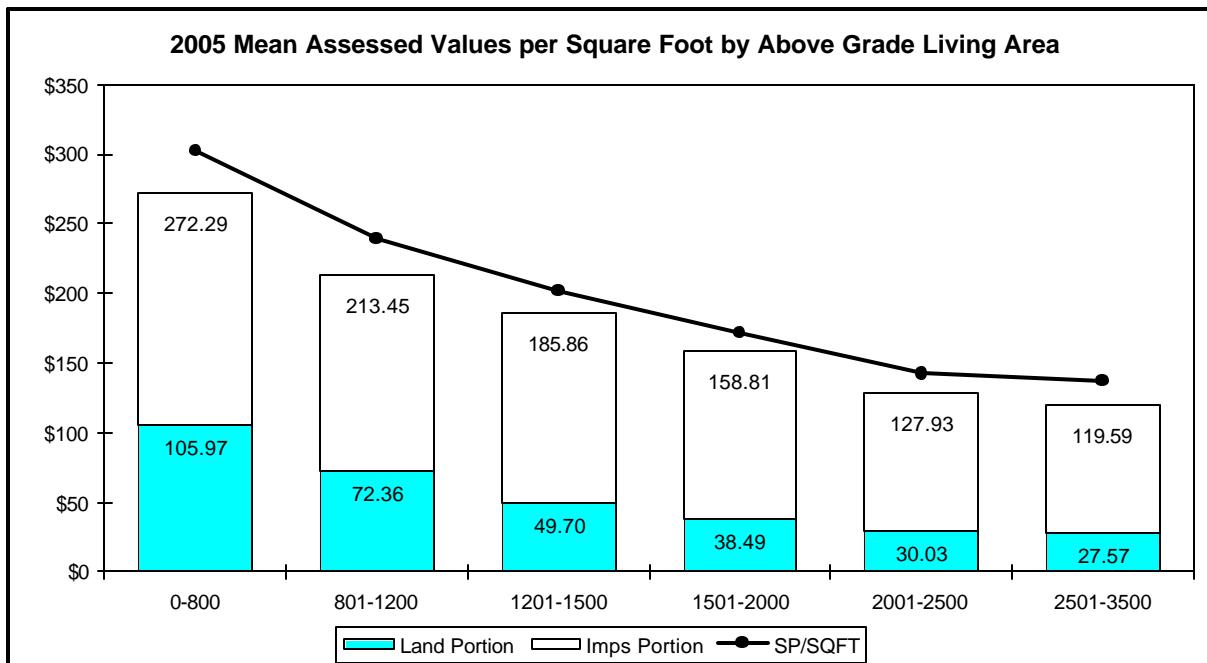
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



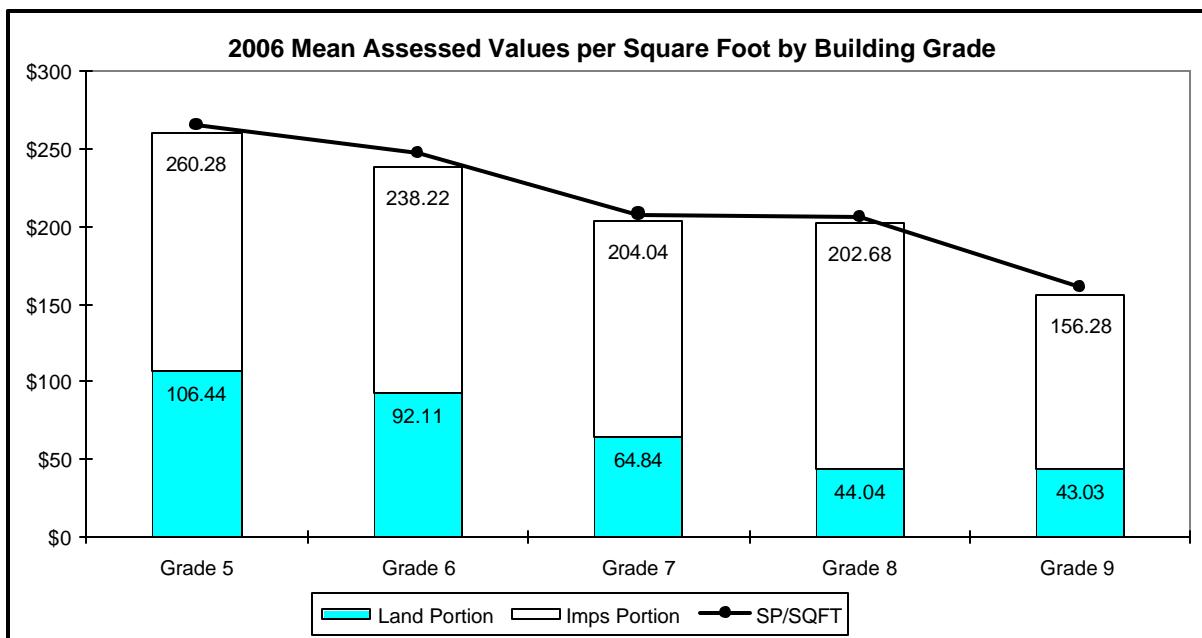
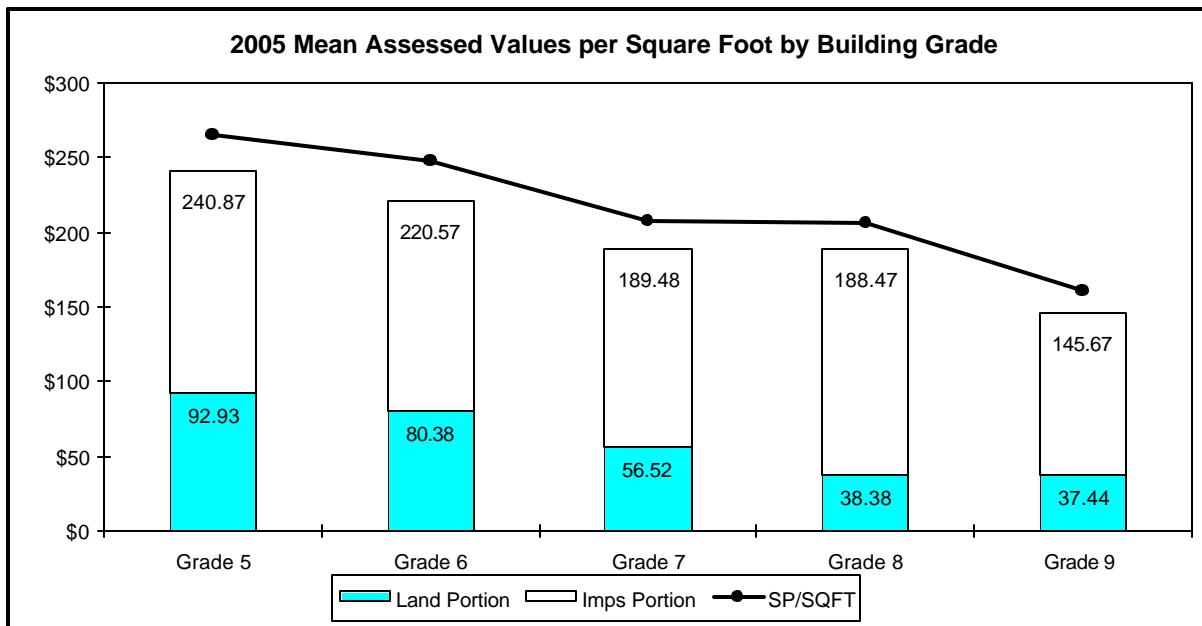
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**

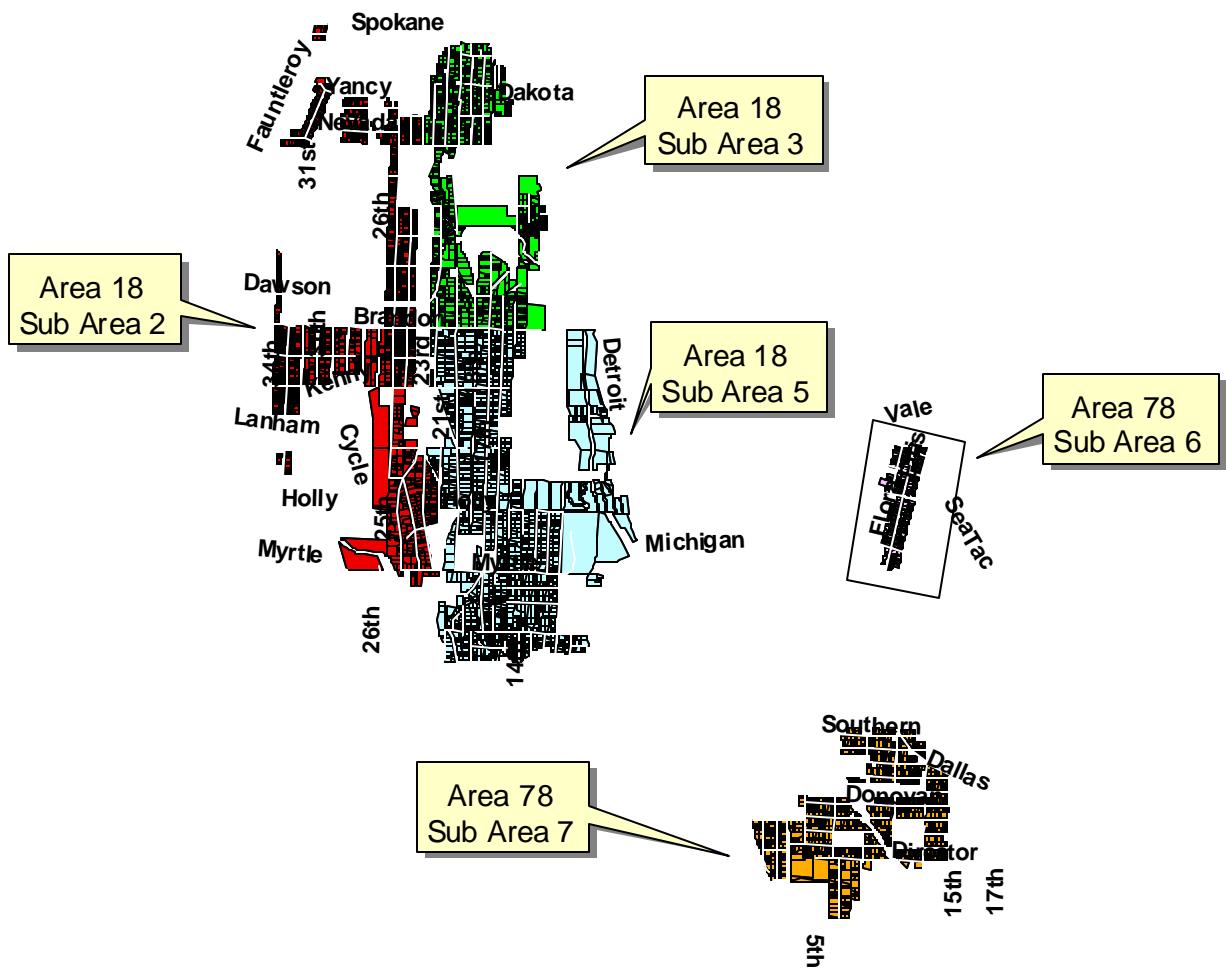


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

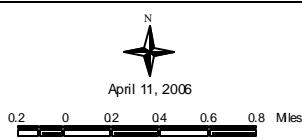


Area 18 & 78

E. West Seattle & South Park/Georgetown

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Department of Assessments

Legend	
King County Local Streets as defined by streets	
Sub Areas	
2	Red
3	Green
5	Purple
7	Orange
Areas	
18	Red
78	Yellow

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 33 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 15.3% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.153, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 774 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that one characteristic and one neighborhood based variable should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improved parcels located in Area 78 Sub Area 6 had lower average ratios than improved parcels in other Sub Areas. This formula adjusts these values upward more than others thus improving equalization. Properties with a view had lower average ratios than properties without a view. This formula adjusts these values upward more than others thus improving equalization.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / \{0.9361632 - (0.08438567 \text{ if Sub Area } =6) - (0.03273266 \text{ if property has a view})\}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value *1.049)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value *1.049).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If improvement count = 1 and imp is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - **In Area 18*, if residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)
 - **In Area 78*, residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There is one mobile home in this area. It is located on a parcel with a house. Therefore, as noted above, if a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 18 & 78 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.82%

Has View	Yes
% Adjustment	3.87%
Sub Area 6	Yes
% Adjustment	10.58%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with a view would *approximately* receive a 10.69% upward adjustment (6.82% overall + 3.87% Has View). There are 124 sales and 595 in the population that meet this criteria. The Has View variable applies to parcels coded with a view code greater than zero.

A parcel located in Sub Area 6 would *approximately* receive a 17.40% upward adjustment (6.82% overall + 10.58% Sub Area 6). There are 37 sales and 205 in the population that meet this critieria. The Sub Area 6 variable applies to parcels located in Area 78 Sub Area 6.

There are no sales and no properties in the population that meet both the Has View and Sub Area 6 variables. Properties will receive the overall plus the Has View variable **or** the overall plus the Sub Area 6 variable.

78% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 18 & 78 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	48	0.907	0.980	8.1%	0.926	1.034
6	299	0.888	0.959	8.0%	0.938	0.980
7	327	0.915	0.985	7.6%	0.968	1.002
8	87	0.912	0.982	7.6%	0.956	1.008
9	13	0.900	0.965	7.3%	0.895	1.036
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1930	175	0.885	0.964	8.9%	0.936	0.992
1931-1950	151	0.903	0.972	7.6%	0.941	1.002
1951-1970	107	0.882	0.948	7.5%	0.914	0.983
1971-1980	64	0.907	0.971	7.0%	0.930	1.013
1981-1990	38	0.895	0.965	7.8%	0.916	1.013
1991-2000	92	0.944	1.017	7.7%	0.986	1.048
2001-2005	147	0.916	0.983	7.3%	0.964	1.002
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	23	0.856	0.937	9.4%	0.845	1.029
Average	674	0.907	0.976	7.7%	0.964	0.989
Good	63	0.876	0.948	8.2%	0.905	0.991
Very Good	14	1.017	1.093	7.5%	1.017	1.169
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	503	0.898	0.967	7.7%	0.952	0.983
1.5	72	0.877	0.950	8.3%	0.905	0.996
2	177	0.934	1.007	7.8%	0.988	1.027
2.5	3	0.753	0.834	10.8%	0.625	1.044
3	19	0.903	0.968	7.2%	0.916	1.019

Area 18 & 78 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

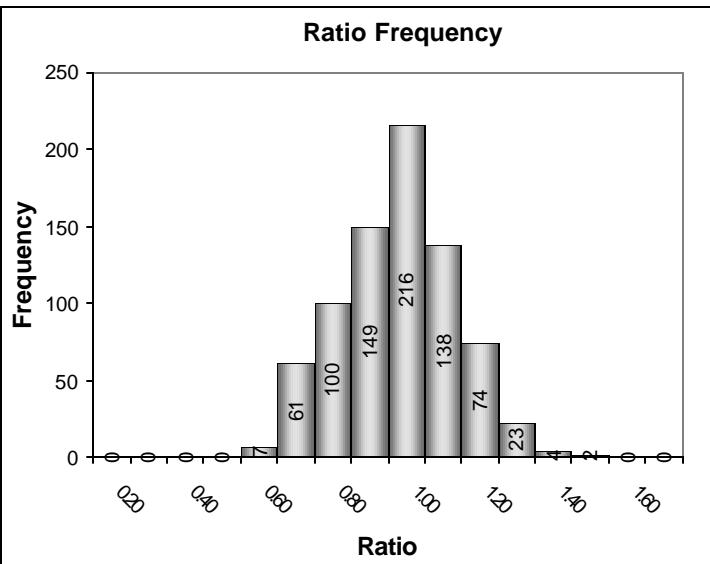
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
0-800	133	0.901	0.972	7.9%	0.942	1.003
801-1200	317	0.892	0.962	7.9%	0.942	0.982
1201-1500	167	0.919	0.990	7.7%	0.967	1.013
1501-2000	94	0.932	1.005	7.9%	0.972	1.039
2001-2500	46	0.898	0.963	7.1%	0.930	0.995
2501-3500	17	0.870	0.934	7.4%	0.878	0.991
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	650	0.911	0.976	7.2%	0.964	0.989
Y	124	0.878	0.971	10.5%	0.936	1.005
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	774	0.905	0.975	7.8%	0.963	0.987
Area Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
18-2	224	0.903	0.969	7.3%	0.946	0.992
18-3	144	0.901	0.976	8.3%	0.948	1.004
18-5	202	0.926	0.991	7.0%	0.969	1.013
78-6	37	0.835	0.979	17.2%	0.924	1.033
78-7	167	0.901	0.961	6.6%	0.936	0.986
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	75	0.907	0.972	7.1%	0.940	1.004
03000-05000	250	0.892	0.969	8.7%	0.949	0.990
05001-08000	349	0.903	0.969	7.4%	0.951	0.987
08001-12000	71	0.941	1.010	7.3%	0.971	1.050
12001-16000	12	0.997	1.072	7.6%	0.934	1.211
16001-30000	17	0.930	0.997	7.2%	0.896	1.097

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: WC/Team 3	Lien Date: 01/01/2005	Date of Report: 4/4/2006	Sales Dates: 1/2003 - 12/2005
Area 18 & 78	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 774 Mean Assessed Value 230,500 Mean Sales Price 254,800 Standard Deviation AV 52,278 Standard Deviation SP 67,256			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.927 Median Ratio 0.934 Weighted Mean Ratio 0.905			
UNIFORMITY			
Lowest ratio 0.544 Highest ratio: 1.464 Coefficient of Dispersion 13.33% Standard Deviation 0.157 Coefficient of Variation 16.89% Price Related Differential (PRD) 1.025			
RELIABILITY			
95% Confidence: Median Lower limit 0.919 Upper limit 0.948 95% Confidence: Mean Lower limit 0.916 Upper limit 0.938			
SAMPLE SIZE EVALUATION			
N (population size) 3763 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.157 Recommended minimum: 39 Actual sample size: 774 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 374 # ratios above mean: 400 Z: 0.935 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



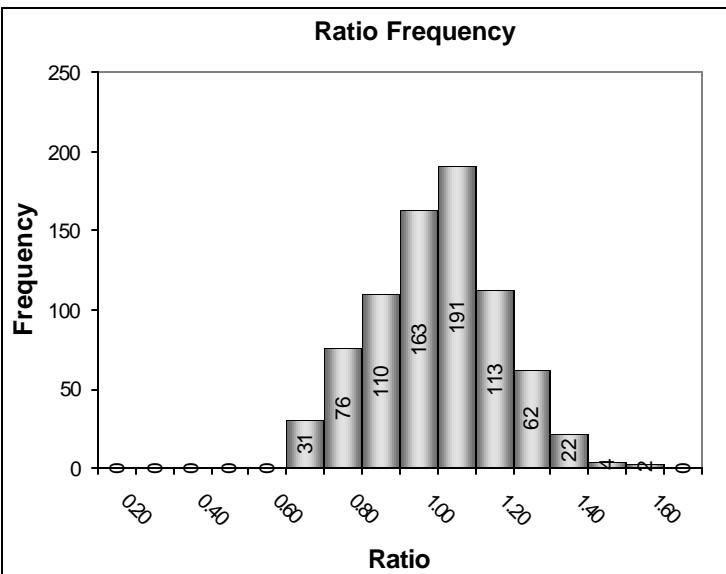
COMMENTS:

1 to 3 Unit Residences throughout Areas 18 & 78

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: WC/Team 3	Lien Date: 01/01/2006	Date of Report: 4/4/2006	Sales Dates: 1/2003 - 12/2005
Area 18 & 78	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	774		
Mean Assessed Value	248,500		
Mean Sales Price	254,800		
Standard Deviation AV	57,201		
Standard Deviation SP	67,256		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.005		
Weighted Mean Ratio	0.975		
UNIFORMITY			
Lowest ratio	0.601		
Highest ratio:	1.560		
Coefficient of Dispersion	13.25%		
Standard Deviation	0.167		
Coefficient of Variation	16.76%		
Price Related Differential (PRD)	1.023		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.018		
95% Confidence: Mean			
<i>Lower limit</i>	0.986		
<i>Upper limit</i>	1.010		
SAMPLE SIZE EVALUATION			
N (population size)	3763		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.167		
Recommended minimum:	45		
Actual sample size:	774		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	375		
# ratios above mean:	399		
<i>Z:</i>	0.863		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout Areas 18 & 78

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	002	177260	0660	10/13/04	\$207,500	460	100	5	1918	3	5400	Y	N	4501 26TH AV SW
018	002	177310	1210	10/9/03	\$168,950	500	0	5	1928	3	4800	N	N	5405 25TH AV SW
018	002	177310	0680	12/17/04	\$171,500	520	0	5	1921	3	4800	N	N	5061 25TH AV SW
018	002	343850	1401	6/24/04	\$150,000	580	0	5	1942	3	6282	N	N	5942 26TH AV SW
018	002	343850	1994	2/28/05	\$107,000	580	0	5	1931	2	3600	N	N	6368 23RD AV SW
018	002	177260	0570	5/4/05	\$146,380	620	0	5	1918	3	4800	N	N	4712 26TH AV SW
018	002	935800	0486	10/13/05	\$233,750	650	0	5	1910	3	2145	N	N	4059 28TH AV SW
018	002	935800	0486	9/3/03	\$168,000	650	0	5	1910	3	2145	N	N	4059 28TH AV SW
018	002	357430	0145	5/26/04	\$155,000	710	0	5	1907	4	2500	N	N	4140 25TH AV SW
018	002	762870	0125	6/1/05	\$301,000	730	300	5	1908	3	3900	Y	N	3031 SW SPOKANE ST
018	002	762870	0125	1/28/03	\$217,500	730	300	5	1908	3	3900	Y	N	3031 SW SPOKANE ST
018	002	177260	0320	12/19/03	\$225,000	760	500	5	1991	3	5480	N	N	4829 26TH AV SW
018	002	929730	1770	5/2/03	\$189,950	790	0	5	1919	3	4800	N	N	3215 SW GENESEE ST
018	002	789160	0205	12/15/05	\$200,000	800	600	5	1917	2	5000	N	N	4128 25TH AV SW
018	002	731240	0330	12/8/03	\$197,950	850	0	5	1918	3	4840	N	N	5636 35TH AV SW
018	002	357430	0045	1/27/03	\$232,000	1100	0	5	1944	4	5000	N	N	4312 26TH AV SW
018	002	929730	1215	8/13/04	\$336,000	470	470	6	1933	3	4300	Y	N	4139 32ND AV SW
018	002	929830	0015	12/27/04	\$245,000	540	0	6	1927	5	5200	Y	N	3221 SW ANDOVER ST
018	002	177310	0525	9/16/04	\$250,000	560	0	6	1941	3	4800	N	N	4800 25TH AV SW
018	002	789160	0215	7/19/05	\$155,000	580	0	6	1941	3	5000	N	N	4127 DELRIDGE WY SW
018	002	731240	0430	9/9/05	\$234,000	590	0	6	1942	4	5324	Y	N	5657 34TH AV SW
018	002	935800	1420	4/25/05	\$210,000	590	0	6	1916	3	5100	N	N	2828 SW ADAMS ST
018	002	935800	1940	4/3/03	\$225,000	590	590	6	1918	5	5100	N	N	2612 SW NEVADA ST
018	002	177310	0030	8/8/05	\$229,500	610	0	6	1942	3	4800	Y	N	4721 25TH AV SW
018	002	177310	1845	5/13/03	\$184,500	610	0	6	1936	3	4800	N	N	5632 25TH AV SW
018	002	343850	2360	4/23/03	\$201,000	640	0	6	1947	3	7837	N	N	6917 23RD AV SW
018	002	935800	1955	2/11/05	\$274,000	640	330	6	1994	3	2925	N	N	2608 SW NEVADA ST
018	002	177310	1255	3/30/05	\$235,000	650	0	6	1930	3	4800	N	N	5441 25TH AV SW
018	002	177310	1235	12/7/04	\$187,575	660	0	6	1929	3	4800	N	N	5425 25TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	002	935800	2210	12/1/03	\$179,990	660	0	6	1941	4	5000	N	N	4317 26TH AV SW
018	002	177310	0470	1/31/05	\$225,000	670	0	6	1942	3	4800	N	N	4844 25TH AV SW
018	002	177310	0485	9/21/04	\$236,500	670	0	6	1942	3	4800	N	N	4832 25TH AV SW
018	002	177310	0500	4/23/04	\$222,500	670	0	6	1943	4	4800	N	N	4822 25TH AV SW
018	002	177310	0630	1/27/03	\$176,900	720	0	6	1947	3	4800	N	N	5023 25TH AV SW
018	002	177260	0360	8/18/05	\$275,000	730	730	6	1944	4	4800	N	N	4856 26TH AV SW
018	002	177310	0800	5/10/05	\$165,000	750	150	6	1940	3	4800	N	N	5056 25TH AV SW
018	002	177310	0810	11/22/04	\$242,000	750	750	6	1941	3	4800	N	N	5048 25TH AV SW
018	002	731240	0385	4/28/04	\$187,000	750	0	6	1927	3	4840	Y	N	5621 34TH AV SW
018	002	731240	0375	7/28/03	\$183,000	770	0	6	1942	2	4840	Y	N	5615 34TH AV SW
018	002	935800	1246	10/4/05	\$297,000	770	0	6	1920	4	2550	N	N	4107 28TH AV SW
018	002	731240	0155	10/15/03	\$215,000	780	0	6	1915	3	4840	N	N	5442 35TH AV SW
018	002	928480	0035	5/21/04	\$195,000	780	0	6	1951	3	5750	N	N	5417 26TH AV SW
018	002	177310	1480	7/7/05	\$210,000	790	0	6	1926	3	4800	N	N	5424 25TH AV SW
018	002	731240	0525	10/21/03	\$184,500	790	0	6	1918	3	2541	N	N	5617 32ND AV SW
018	002	929730	0965	4/14/04	\$295,000	790	0	6	1918	3	4880	Y	N	3166 SW GENESEE ST
018	002	929780	0115	2/6/04	\$250,000	790	0	6	1932	3	4840	N	N	5030 35TH AV SW
018	002	177310	0860	2/27/04	\$125,000	810	0	6	1941	3	4800	N	N	5008 25TH AV SW
018	002	731290	0025	5/21/04	\$262,000	810	0	6	1918	3	4840	N	N	5418 35TH AV SW
018	002	935800	1625	10/1/03	\$216,000	810	0	6	1909	3	2550	N	N	2844 SW NEVADA ST
018	002	177310	0465	3/8/05	\$213,500	820	0	6	1942	5	4800	N	N	4848 25TH AV SW
018	002	357430	0085	1/3/05	\$307,000	820	820	6	1910	3	5000	N	N	4147 25TH AV SW
018	002	731290	0105	5/20/03	\$255,000	820	340	6	1947	3	5445	Y	N	5428 34TH AV SW
018	002	177310	1870	11/18/04	\$190,500	830	0	6	1952	3	4800	N	N	5612 25TH AV SW
018	002	177260	0340	3/21/05	\$379,900	860	0	6	1929	3	5480	Y	N	4815 26TH AV SW
018	002	929730	1085	9/24/04	\$329,000	870	0	6	1918	4	4800	Y	N	4012 32ND AV SW
018	002	177310	1470	10/12/04	\$220,000	880	0	6	1953	3	4800	N	N	5434 25TH AV SW
018	002	731240	0315	11/30/04	\$245,450	880	0	6	1914	3	4840	N	N	5624 35TH AV SW
018	002	928480	2166	11/21/05	\$309,250	880	0	6	1936	3	5625	Y	N	2815 SW FINDLAY ST
018	002	177260	0285	7/20/05	\$200,000	900	0	6	1918	3	5480	N	N	4859 26TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	002	177260	0470	1/4/05	\$200,000	900	0	6	1930	4	5480	N	N	4729 26TH AV SW
018	002	929730	1160	10/8/03	\$241,000	900	0	6	1938	3	4000	Y	N	4051 32ND AV SW
018	002	343850	2362	4/21/04	\$217,950	910	0	6	1950	2	5450	N	N	6901 23RD AV SW
018	002	177310	0050	2/6/04	\$178,550	920	0	6	1986	3	4800	Y	N	4737 25TH AV SW
018	002	935800	0550	7/7/04	\$160,000	920	0	6	1904	3	5100	N	N	2831 SW YANCY ST
018	002	798540	0470	6/25/04	\$204,000	940	0	6	1947	3	4500	N	N	2307 SW MYRTLE ST
018	002	177310	0375	6/8/05	\$299,950	950	600	6	1972	3	4800	N	N	2508 SW HUDSON ST
018	002	928480	2855	12/8/04	\$200,000	960	0	6	1941	3	5750	N	N	5647 26TH AV SW
018	002	815060	0270	7/20/05	\$254,000	980	0	6	1963	3	4840	N	N	5925 32ND AV SW
018	002	860540	0020	2/24/05	\$187,000	1010	0	6	1972	3	6300	N	N	6512 23RD AV SW
018	002	860540	0020	5/14/03	\$156,000	1010	0	6	1972	3	6300	N	N	6512 23RD AV SW
018	002	343850	1980	8/9/05	\$221,600	1030	0	6	1920	3	11390	N	N	6351 DELRIDGE WY SW
018	002	177310	0795	2/23/04	\$230,000	1040	450	6	1918	3	4800	N	N	5060 25TH AV SW
018	002	343850	1503	6/20/05	\$257,600	1060	0	6	1980	2	5000	N	N	6330 26TH AV SW
018	002	417381	0020	8/19/04	\$210,000	1060	0	6	1982	3	8097	N	N	6355 A 24TH AV SW
018	002	928480	1170	3/7/03	\$200,000	1060	0	6	1981	3	5750	Y	N	5456 31ST AV SW
018	002	928480	1720	4/20/04	\$204,300	1060	0	6	1981	3	5750	N	N	5630 31ST AV SW
018	002	177260	0165	3/7/05	\$215,000	1070	0	6	1961	3	5480	N	N	5023 26TH AV SW
018	002	343850	2370	7/26/05	\$323,000	1100	500	6	1928	3	20900	N	N	6939 23RD AV SW
018	002	789160	0015	12/9/05	\$400,000	1100	120	6	1910	3	8600	N	N	4108 26TH AV SW
018	002	928480	2165	10/1/03	\$289,950	1100	120	6	1936	3	8750	Y	N	5608 29TH AV SW
018	002	815060	0230	5/27/03	\$200,000	1110	0	6	1947	3	4400	N	N	3208 SW RAYMOND ST
018	002	177310	0605	2/23/05	\$205,000	1120	0	6	1940	3	5670	Y	N	5001 25TH AV SW
018	002	177310	1295	7/23/03	\$179,800	1120	0	6	1979	3	4400	N	N	5446 26TH AV SW
018	002	177310	1300	8/25/04	\$226,000	1120	0	6	1979	3	4400	N	N	5448 26TH AV SW
018	002	928480	1915	8/12/05	\$370,000	1120	780	6	1928	3	5750	Y	N	5655 30TH AV SW
018	002	935800	1490	7/13/05	\$390,000	1120	0	6	1912	4	2550	N	N	4201 28TH AV SW
018	002	177310	1670	6/11/04	\$198,000	1160	0	6	1929	3	4320	N	N	5652 26TH AV SW
018	002	935800	1476	12/13/05	\$326,000	1170	0	6	1914	5	2500	N	N	2800 SW ADAMS ST
018	002	935800	1476	11/30/04	\$280,000	1170	0	6	1914	5	2500	N	N	2800 SW ADAMS ST

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	002	935800	1995	3/29/04	\$230,000	1180	0	6	1971	3	5100	N	N	2611 SW NEVADA ST
018	002	177310	0510	7/1/04	\$220,000	1197	360	6	1941	3	9600	N	N	4814 25TH AV SW
018	002	343850	1467	8/23/05	\$379,000	1200	1200	6	1943	3	4970	N	N	2413 SW GRAHAM ST
018	002	928480	0005	11/16/04	\$203,000	1220	0	6	1941	3	3321	N	N	5401 26TH AV SW
018	002	343850	2111	7/5/05	\$200,471	1260	0	6	1938	3	13182	N	N	6524 24TH AV SW
018	002	177260	0346	9/27/05	\$353,000	1270	0	6	1966	3	5480	Y	N	4809 26TH AV SW
018	002	935800	1590	12/9/05	\$287,000	1360	520	6	1917	3	3774	N	N	2853 SW ADAMS ST
018	002	177260	0200	3/17/04	\$280,000	1410	0	6	1986	3	4800	N	N	5064 26TH AV SW
018	002	935800	1295	3/21/05	\$365,500	1420	0	6	1910	4	2753	N	N	2827 SW DAKOTA ST
018	002	935800	1247	4/19/05	\$293,000	1430	0	6	1943	2	5100	N	N	2803 SW DAKOTA ST
018	002	935800	1270	4/16/05	\$295,000	1600	0	6	1950	3	5100	N	N	2815 SW DAKOTA ST
018	002	343850	2270	9/9/05	\$319,950	1660	0	6	1945	3	20381	N	N	6739 25TH AV SW
018	002	731240	0217	10/18/04	\$332,000	730	730	7	2004	3	5445	Y	N	5438 34TH AV SW
018	002	731240	0485	7/21/05	\$310,000	770	260	7	1948	3	7260	Y	N	5644 34TH AV SW
018	002	929730	1170	6/18/04	\$255,000	780	0	7	1941	3	4000	N	N	4105 32ND AV SW
018	002	177260	0426	6/4/03	\$237,000	820	820	7	1955	3	7200	N	N	4800 26TH AV SW
018	002	815060	0095	10/7/03	\$225,000	840	360	7	1948	3	4840	N	N	5945 34TH AV SW
018	002	929730	1750	6/3/04	\$286,000	870	300	7	1950	3	5600	Y	N	3127 SW GENESEE ST
018	002	731240	0495	2/14/05	\$333,000	880	770	7	1954	3	4840	Y	N	5650 34TH AV SW
018	002	731240	0495	9/12/03	\$288,000	880	770	7	1954	3	4840	Y	N	5650 34TH AV SW
018	002	343850	2175	3/17/03	\$167,000	900	600	7	1963	3	6615	N	N	6548 25TH AV SW
018	002	343850	2041	12/8/05	\$290,950	920	630	7	1997	3	5824	N	N	6541 DELRIDGE WY SW
018	002	343850	2041	7/10/03	\$212,000	920	630	7	1997	3	5824	N	N	6541 DELRIDGE WY SW
018	002	929730	1255	8/11/04	\$300,500	920	120	7	1925	4	4400	N	N	3224 SW GENESEE ST
018	002	343850	2231	7/5/05	\$269,700	940	940	7	1971	3	5300	N	N	6517 25TH AV SW
018	002	929780	0025	11/20/03	\$248,000	940	0	7	1928	5	4840	N	N	5238 35TH AV SW
018	002	929730	1760	3/19/03	\$279,000	950	0	7	1918	3	4800	N	N	3205 SW GENESEE ST
018	002	935800	2305	2/24/03	\$186,500	950	0	7	1949	3	6426	N	N	2847 SW NEVADA ST
018	002	343850	2163	5/26/05	\$239,000	960	0	7	1979	3	5035	N	N	6721 23RD AV SW
018	002	343850	2069	6/5/05	\$339,000	980	0	7	1930	3	6600	N	N	6334 24TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	002	343850	2351	9/21/05	\$269,000	980	410	7	1961	3	11008	N	N	2400 SW MYRTLE ST
018	002	935800	0980	9/30/05	\$338,000	990	700	7	1998	3	3373	N	N	4069 26TH AV SW
018	002	177310	1305	2/16/05	\$195,800	1020	0	7	1968	3	4400	N	N	5442 26TH AV SW
018	002	343850	1981	1/27/03	\$168,000	1020	0	7	1963	4	4480	N	N	6328 23RD AV SW
018	002	815060	0140	7/8/04	\$295,000	1030	0	7	1927	3	4840	N	N	5909 34TH AV SW
018	002	928480	1795	11/30/04	\$296,000	1040	530	7	1965	3	5750	N	N	5656 31ST AV SW
018	002	177260	0420	7/7/05	\$267,500	1050	600	7	1979	3	7200	N	N	4808 26TH AV SW
018	002	177260	0420	1/5/03	\$217,000	1050	600	7	1979	3	7200	N	N	4808 26TH AV SW
018	002	177310	1875	7/28/05	\$390,000	1060	940	7	1929	3	4800	N	N	5610 25TH AV SW
018	002	928480	0055	3/4/05	\$165,000	1060	0	7	1966	2	5750	N	N	5427 26TH AV SW
018	002	928480	1085	11/18/03	\$199,000	1060	0	7	1981	3	5750	N	N	5402 31ST AV SW
018	002	928480	1095	4/20/04	\$210,000	1060	0	7	1981	3	5750	N	N	5412 31ST AV SW
018	002	928480	1590	7/15/04	\$194,000	1060	0	7	1981	3	5750	Y	N	5627 31ST AV SW
018	002	928480	1600	6/5/03	\$222,000	1060	0	7	1981	3	5750	Y	N	5633 31ST AV SW
018	002	343850	1465	10/17/03	\$238,000	1080	460	7	1996	3	4899	N	N	2407 SW GRAHAM ST
018	002	343850	2131	3/25/04	\$207,000	1080	490	7	1979	3	8932	N	N	6533 23RD AV SW
018	002	343850	2071	1/14/05	\$282,000	1080	480	7	1996	3	5000	N	N	6346 24TH AV SW
018	002	177260	0530	9/29/04	\$185,000	1090	0	7	1962	3	7200	N	N	4740 26TH AV SW
018	002	343850	2083	12/2/03	\$241,200	1100	780	7	1997	3	5000	N	N	6343 23RD AV SW
018	002	343850	2055	6/6/05	\$299,950	1110	250	7	1979	4	5200	N	N	2214 SW WILLOW ST
018	002	343850	2116	6/15/05	\$295,000	1130	390	7	2000	3	7827	N	N	6369 23RD AV SW
018	002	343850	2325	11/30/04	\$188,950	1130	0	7	1991	3	5443	N	N	6917 24TH AV SW
018	002	343850	1997	7/9/04	\$225,000	1140	0	7	1991	3	5000	N	N	6340 23RD AV SW
018	002	343850	2294	5/18/04	\$195,000	1140	0	7	1970	3	5000	N	N	6913 25TH AV SW
018	002	935800	2390	3/8/05	\$239,721	1144	0	7	1980	3	3202	N	N	2832 SW GENESEE ST
018	002	935800	2395	3/28/05	\$243,099	1144	0	7	1980	3	3202	N	N	2832 SW GENESEE ST
018	002	343850	2171	2/11/03	\$175,000	1150	700	7	1960	3	6615	N	N	6535 24TH AV SW
018	002	177310	0175	7/21/05	\$353,000	1160	0	7	1995	3	4800	N	N	4740 25TH AV SW
018	002	928480	2825	3/31/04	\$192,000	1160	0	7	1941	3	8625	N	N	5633 26TH AV SW
018	002	928480	2865	2/23/04	\$204,700	1160	0	7	1966	3	5750	N	N	5653 26TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	002	935800	1715	10/6/03	\$250,000	1160	0	7	1994	3	2288	N	N	2808 SW NEVADA ST
018	002	815060	0160	8/24/04	\$344,750	1166	210	7	1927	4	4840	Y	N	5904 34TH AV SW
018	002	731240	0475	4/22/05	\$373,000	1180	0	7	1979	3	4840	Y	N	5632 34TH AV SW
018	002	343850	2253	4/29/03	\$247,000	1210	500	7	1978	3	10880	N	N	6551 25TH AV SW
018	002	929730	1230	2/23/04	\$335,000	1230	750	7	1931	5	7152	Y	N	3200 SW GENESEE ST
018	002	928480	1515	10/8/03	\$256,000	1240	1200	7	1981	3	4830	N	N	5636 32ND AV SW
018	002	928480	0965	4/10/05	\$230,000	1250	0	7	1977	3	5750	N	N	5403 30TH AV SW
018	002	928480	0976	12/9/03	\$223,770	1250	0	7	1978	3	5750	N	N	5411 30TH AV SW
018	002	928480	0978	1/27/05	\$200,000	1250	0	7	1977	3	5750	N	N	5423 30TH AV SW
018	002	935800	1203	6/24/05	\$304,000	1250	0	7	2000	3	1862	N	N	4103 B 26TH AV SW
018	002	935800	1208	5/10/05	\$302,000	1250	0	7	2000	3	2793	N	N	4107 B 26TH AV SW
018	002	731240	0200	9/8/03	\$330,000	1260	0	7	1904	3	4840	Y	N	5451 34TH AV SW
018	002	929730	0966	2/6/04	\$365,000	1300	530	7	1959	3	4720	Y	N	4150 32ND AV SW
018	002	929730	0675	5/15/03	\$315,000	1310	600	7	1962	3	6640	Y	N	3018 SW ANDOVER ST
018	002	935800	1206	4/27/05	\$336,000	1310	0	7	2000	3	2455	N	N	4105 B 26TH AV SW
018	002	177310	1445	5/8/03	\$239,950	1320	0	7	1928	5	4800	N	N	5452 25TH AV SW
018	002	177310	1665	5/9/03	\$232,000	1320	0	7	1988	3	4320	N	N	5658 26TH AV SW
018	002	343850	2200	4/19/05	\$334,000	1340	0	7	1958	3	16934	N	N	6716 25TH AV SW
018	002	935800	1201	5/27/03	\$241,300	1340	0	7	2000	3	1883	N	N	4101 B 26TH AV SW
018	002	928480	1280	6/28/05	\$250,000	1350	940	7	1981	3	5750	Y	N	5457 31ST AV SW
018	002	935800	2351	11/24/04	\$242,055	1360	0	7	1998	3	1632	N	N	2850 SW GENESEE ST
018	002	935800	2353	10/19/05	\$239,950	1360	0	7	1998	3	1632	N	N	2848 SW GENESEE ST
018	002	327780	0805	10/13/05	\$380,000	1380	0	7	1929	3	6250	N	N	6324 34TH AV SW
018	002	929730	1134	2/13/03	\$337,000	1400	0	7	1926	3	4000	Y	N	4031 32ND AV SW
018	002	935800	1330	10/13/05	\$403,000	1440	0	7	2000	3	2550	N	N	2845 SW DAKOTA ST
018	002	935800	1330	8/10/04	\$302,000	1440	0	7	2000	3	2550	N	N	2845 SW DAKOTA ST
018	002	789160	0055	7/20/05	\$365,000	1460	0	7	2001	3	2500	N	N	4210 26TH AV SW
018	002	928480	1925	1/27/04	\$286,000	1510	490	7	1948	3	9750	Y	N	2919 SW FINDLAY ST
018	002	343850	2173	10/19/05	\$289,000	1520	0	7	1964	3	6960	N	N	6525 24TH AV SW
018	002	929780	0125	10/21/04	\$340,000	1540	1000	7	1961	3	4840	N	N	5022 35TH AV SW

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	002	929730	1205	1/13/05	\$369,000	1560	0	7	2000	3	4000	Y	N	4129 32ND AV SW
018	002	929780	0030	10/25/04	\$300,000	1620	600	7	1948	3	4840	N	N	5236 35TH AV SW
018	002	935800	1615	3/17/04	\$280,000	1630	0	7	1998	3	2550	N	N	2848 SW NEVADA ST
018	002	731240	0175	5/5/03	\$229,000	1690	400	7	1919	3	4840	N	N	5456 35TH AV SW
018	002	935800	2400	2/25/04	\$300,000	1710	870	7	1979	3	5100	N	N	2828 SW GENESEE ST
018	002	343850	1991	10/8/04	\$260,000	1720	0	7	1995	3	5170	N	N	6369 DELRIDGE WY SW
018	002	343850	2026	5/28/04	\$220,000	1730	0	7	1952	3	10222	N	N	6533 DELRIDGE WY SW
018	002	343850	2047	4/8/03	\$220,000	1800	0	7	1994	3	6909	N	N	6704 23RD AV SW
018	002	928480	2055	10/7/03	\$317,500	1820	910	7	1972	3	11500	Y	N	5607 29TH AV SW
018	002	343850	2251	12/20/03	\$270,000	1960	0	7	1975	3	10880	N	N	6547 25TH AV SW
018	002	935800	2375	10/7/03	\$350,900	2290	0	7	1980	3	6344	N	N	2838 SW GENESEE ST
018	002	177260	0455	10/31/05	\$489,000	2300	1140	7	1929	4	5480	Y	N	4741 26TH AV SW
018	002	928480	0075	4/11/03	\$282,000	2320	0	7	2002	3	5750	N	N	5437 26TH AV SW
018	002	357430	0125	5/4/04	\$189,000	760	0	8	2004	3	2360	N	N	4132 25TH AV SW
018	002	357430	0126	5/11/04	\$209,950	830	0	8	2004	3	1324	N	N	4132 A 25TH AV SW
018	002	357430	0127	6/7/04	\$219,950	830	0	8	2004	3	1315	N	N	4132 B 25TH AV SW
018	002	935800	2238	3/9/05	\$339,000	1150	400	8	2003	3	2474	N	N	2809 B SW NEVADA ST
018	002	935800	2238	7/10/03	\$265,000	1150	400	8	2003	3	2474	N	N	2809 B SW NEVADA ST
018	002	935800	0687	11/2/04	\$309,000	1170	220	8	2004	3	1413	N	N	2820 B SW DAKOTA ST
018	002	935800	0689	11/2/04	\$316,950	1170	220	8	2004	3	1422	N	N	2820 A SW DAKOTA ST
018	002	935800	0685	10/30/04	\$340,000	1200	330	8	2004	3	2260	N	N	2822 SW DAKOTA ST
018	002	177310	1280	11/1/04	\$290,000	1220	690	8	2001	3	4380	N	N	5458 26TH AV SW
018	002	935800	2250	2/14/05	\$329,950	1260	140	8	2004	3	1882	N	N	2817 B SW NEVADA ST
018	002	935800	2252	3/7/05	\$335,000	1260	140	8	2004	3	1943	N	N	2817 A SW NEVADA ST
018	002	935800	2254	3/25/05	\$329,950	1260	140	8	2004	3	1929	N	N	2815 B SW NEVADA ST
018	002	935800	2256	3/28/05	\$325,000	1260	140	8	2004	3	1897	N	N	2815 A SW NEVADA ST
018	002	177260	0385	4/27/04	\$311,076	1270	700	8	2004	3	4800	N	N	4838 26TH AV SW
018	002	343850	1419	1/3/05	\$349,950	1300	680	8	2004	3	7178	N	N	5950 26TH AV SW
018	002	343850	1413	4/18/05	\$370,000	1320	670	8	2004	3	5289	N	N	5952 26TH AV SW
018	002	343850	2389	11/18/03	\$269,000	1410	0	8	1997	3	7511	N	N	6958 24TH AV SW

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(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	002	343850	1412	10/21/05	\$367,950	1450	980	8	2001	3	6560	N	N	5958 26TH AV SW
018	002	935800	2230	12/16/04	\$316,500	1460	0	8	2003	3	1575	N	N	2807 B SW NEVADA ST
018	002	935800	2232	8/14/03	\$267,500	1460	0	8	2003	3	1656	N	N	2807 A SW NEVADA ST
018	002	935800	2234	8/28/03	\$275,200	1460	0	8	2003	3	1646	N	N	2811 A SW NEVADA ST
018	002	935800	2236	8/26/03	\$269,000	1466	0	8	2003	3	1561	N	N	2811 B SW NEVADA ST
018	002	935800	1460	8/19/03	\$259,950	1470	0	8	2003	3	1463	N	N	4119 A 28TH AV SW
018	002	935800	1462	8/12/05	\$355,000	1470	0	8	2003	3	1474	N	N	4119 B 28TH AV SW
018	002	935800	1462	8/19/03	\$259,950	1470	0	8	2003	3	1474	N	N	4119 B 28TH AV SW
018	002	935800	1465	7/19/03	\$285,000	1610	0	8	2003	3	2261	N	N	4117 28TH AV SW
018	002	177310	1495	4/29/04	\$286,000	1660	0	8	1932	3	4800	N	N	5414 25TH AV SW
018	002	343850	1403	11/18/04	\$371,650	2120	0	8	2004	3	5793	N	N	5946 26TH AV SW
018	002	343850	1404	11/12/04	\$365,000	2120	0	8	2004	3	5789	N	N	5944 26TH AV SW
018	002	731240	0425	3/12/04	\$325,000	2150	0	8	1991	3	4840	Y	N	5653 34TH AV SW
018	002	731240	0450	12/28/05	\$399,950	1940	0	9	1998	3	4840	N	N	5612 34TH AV SW
018	002	929730	1240	3/11/05	\$480,000	3000	0	9	1998	3	5520	N	N	3212 SW GENESEE ST
018	003	343850	0277	2/17/04	\$199,450	520	0	5	1965	3	5670	Y	N	5004 PUGET BL SW
018	003	754730	0500	8/4/05	\$225,250	540	0	5	1923	4	4500	N	N	4007 17TH AV SW
018	003	177360	0680	9/17/03	\$158,900	550	0	5	1935	5	4800	Y	N	4527 21ST AV SW
018	003	177360	0550	6/24/04	\$223,500	810	150	5	1929	4	4960	Y	N	4843 PUGET BL SW
018	003	315760	0055	9/10/03	\$185,000	850	0	5	1942	5	3700	N	N	4126 21ST AV SW
018	003	315760	0055	3/31/03	\$180,000	850	0	5	1942	5	3700	N	N	4126 21ST AV SW
018	003	343850	0296	2/10/05	\$209,000	860	0	5	1920	3	10912	N	N	5206 23RD AV SW
018	003	343850	0296	12/16/03	\$181,000	860	0	5	1920	3	10912	N	N	5206 23RD AV SW
018	003	788150	0465	1/8/04	\$258,950	1110	1380	5	1918	3	5000	Y	N	4017 22ND AV SW
018	003	177360	0600	4/22/05	\$235,000	1230	0	5	1929	3	4000	Y	N	4721 21ST AV SW
018	003	788150	0390	5/5/04	\$142,500	1370	0	5	1908	2	5000	Y	N	4008 23RD AV SW
018	003	177360	0393	6/8/04	\$247,000	570	300	6	1926	4	3440	Y	N	4727 22ND AV SW
018	003	754780	0135	8/11/05	\$235,000	610	0	6	1987	3	3900	N	N	4038 20TH AV SW
018	003	284870	0405	9/30/04	\$285,000	660	0	6	1918	3	20000	Y	N	3816 22ND AV SW
018	003	754730	0035	8/9/05	\$200,000	710	0	6	1918	3	3700	N	N	4014 21ST AV SW

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(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	003	754730	0035	6/19/03	\$174,000	710	0	6	1918	3	3700	N	N	4014 21ST AV SW
018	003	754780	0095	9/9/04	\$237,000	720	0	6	1916	3	5200	N	N	4037 20TH AV SW
018	003	177360	0395	7/11/05	\$235,300	730	0	6	1931	3	3200	Y	N	4730 23RD AV SW
018	003	789210	0255	12/27/04	\$262,800	740	300	6	1918	3	4000	N	N	2106 SW GENESEE ST
018	003	754730	0070	11/17/03	\$243,000	750	0	6	1913	4	5000	N	N	4029 20TH AV SW
018	003	343850	0335	2/17/05	\$220,000	770	0	6	1942	4	6000	N	N	5241 23RD AV SW
018	003	754730	0840	6/27/03	\$235,300	800	0	6	1913	3	5000	N	N	3850 18TH AV SW
018	003	315760	0395	4/3/03	\$184,000	810	0	6	1953	3	5000	N	N	4143 19TH AV SW
018	003	284870	0325	7/12/04	\$246,000	830	0	6	1912	4	3700	Y	N	3821 22ND AV SW
018	003	315760	0030	9/7/04	\$224,000	850	0	6	2000	3	5000	N	N	4116 21ST AV SW
018	003	315760	0040	3/7/05	\$200,000	850	0	6	1962	3	5000	N	N	4122 21ST AV SW
018	003	754780	0105	2/21/03	\$173,000	850	0	6	1962	4	5200	N	N	4033 20TH AV SW
018	003	284870	0425	2/26/05	\$328,000	860	0	6	1917	4	5000	Y	N	3824 22ND AV SW
018	003	315760	0350	3/18/03	\$231,500	880	0	6	1916	3	3700	N	N	4154 20TH AV SW
018	003	754730	0850	2/26/04	\$190,700	910	0	6	1916	3	5000	N	N	3856 18TH AV SW
018	003	788150	0435	6/13/03	\$210,000	930	0	6	1908	3	5000	Y	N	4028 23RD AV SW
018	003	788150	0330	8/14/03	\$255,000	950	950	6	1925	3	5000	Y	N	4021 23RD AV SW
018	003	343850	0116	9/30/05	\$290,000	960	0	6	1940	3	10452	Y	N	5253 16TH AV SW
018	003	754730	0140	11/4/05	\$359,000	960	0	6	1929	4	5000	N	N	4008 20TH AV SW
018	003	177360	0340	10/13/04	\$262,500	970	200	6	1918	3	4950	Y	N	4739 23RD AV SW
018	003	284870	0095	12/12/03	\$204,900	980	980	6	1912	3	5000	Y	N	3847 23RD AV SW
018	003	343850	0166	6/24/04	\$185,000	1000	0	6	1975	3	6600	N	N	5222 18TH AV SW
018	003	343850	0211	3/3/03	\$235,000	1000	0	6	1935	3	7080	N	N	5222 21ST AV SW
018	003	754730	0895	8/24/04	\$263,000	1000	960	6	1915	4	4000	N	N	3837 17TH AV SW
018	003	754730	0090	9/4/03	\$233,500	1010	0	6	1918	3	5000	N	N	4017 20TH AV SW
018	003	796660	0080	12/20/04	\$375,000	1030	0	6	1971	3	3500	Y	N	3631 22ND AV SW
018	003	343850	0235	11/1/03	\$236,950	1040	0	6	1978	4	5940	N	N	5318 21ST AV SW
018	003	343850	0237	10/25/04	\$280,000	1040	0	6	1978	3	24373	N	N	5239 19TH AV SW
018	003	343850	0238	12/16/04	\$180,000	1040	0	6	1978	3	5940	N	N	5245 19TH AV SW
018	003	343850	0240	6/13/03	\$217,000	1040	0	6	1978	3	6050	N	N	5328 21ST AV SW

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(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	003	343850	0244	12/16/04	\$215,000	1040	0	6	1978	3	6075	N	N	5249 19TH AV SW
018	003	343850	0248	6/11/03	\$209,950	1040	0	6	1978	3	6325	N	N	1902 SW BRANDON ST
018	003	343850	0284	12/1/03	\$224,950	1040	0	6	1977	3	6630	Y	N	5038 PUGET BL SW
018	003	343850	0194	4/20/04	\$193,000	1070	0	6	1948	3	5207	N	N	5236 19TH AV SW
018	003	754730	0375	6/14/04	\$399,950	1100	900	6	1983	3	5273	Y	N	4005 18TH AV SW
018	003	177360	0691	4/24/03	\$190,000	1150	0	6	1958	3	11802	Y	N	4533 21ST AV SW
018	003	315760	0325	10/21/04	\$275,000	1160	0	6	1910	3	3750	N	N	4146 20TH AV SW
018	003	754730	0490	9/11/03	\$267,000	1160	1100	6	1909	4	4200	N	N	4011 17TH AV SW
018	003	343850	0298	4/27/05	\$249,950	1320	140	6	1930	4	12175	Y	N	5267 21ST AV SW
018	003	754730	1320	10/4/04	\$252,000	1340	0	6	1953	3	7500	N	N	3841 19TH AV SW
018	003	343850	0285	5/25/04	\$275,000	1350	0	6	1948	3	19200	Y	N	5239 21ST AV SW
018	003	754730	1690	6/22/05	\$271,000	1380	0	6	1944	3	5400	N	N	3810 19TH AV SW
018	003	315760	0360	2/5/03	\$250,000	1680	0	6	1977	3	4100	N	N	4156 20TH AV SW
018	003	754780	0145	5/27/03	\$261,500	870	110	7	1918	4	5200	N	N	4044 20TH AV SW
018	003	315760	0290	6/4/03	\$301,000	920	610	7	1988	3	3750	N	N	4128 20TH AV SW
018	003	343850	0114	8/22/03	\$300,000	930	710	7	1982	4	5014	N	N	5244 17TH AV SW
018	003	284870	0105	4/25/05	\$382,500	940	940	7	1993	3	5000	Y	N	3853 23RD AV SW
018	003	754730	1570	11/1/05	\$326,000	950	0	7	1998	3	2500	N	N	3849 20TH AV SW
018	003	788150	0510	6/16/04	\$279,950	970	0	7	1970	3	5000	Y	N	2115 SW ANDOVER ST
018	003	343850	0119	4/25/03	\$240,950	990	550	7	1982	3	5014	N	N	5252 17TH AV SW
018	003	343850	0305	12/21/05	\$204,000	1000	1000	7	1961	3	10980	Y	N	5315 21ST AV SW
018	003	789210	0005	8/25/03	\$219,500	1000	450	7	1985	3	5000	N	N	4133 23RD AV SW
018	003	343850	0223	5/4/05	\$210,000	1010	0	7	1980	3	6420	N	N	5225 A 19TH AV SW
018	003	343850	0224	5/4/05	\$215,000	1010	0	7	1980	3	6420	N	N	5225 19TH AV SW
018	003	343850	0225	5/4/05	\$166,000	1030	0	7	1980	3	8025	N	N	5219 19TH AV SW
018	003	021200	0055	3/17/05	\$380,000	1040	0	7	1941	4	10402	Y	N	4611 15TH AV SW
018	003	343850	0164	10/25/04	\$250,000	1050	0	7	1978	3	6930	N	N	5242 18TH AV SW
018	003	789160	0585	10/4/05	\$279,000	1050	0	7	1967	3	5000	Y	N	4125 21ST AV SW
018	003	789210	0075	1/25/05	\$292,500	1050	0	7	1918	3	5000	Y	N	4136 23RD AV SW
018	003	244460	0452	1/3/05	\$305,000	1050	500	7	2004	3	2500	Y	N	4041 23RD AV SW

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	003	343850	0215	7/2/03	\$250,000	1060	400	7	1963	3	10996	N	N	1921 SW DAWSON ST
018	003	343850	0291	11/17/04	\$275,000	1060	850	7	1958	3	7300	N	N	5249 21ST AV SW
018	003	343850	0306	7/31/03	\$208,000	1100	0	7	1953	3	10800	Y	N	5333 21ST AV SW
018	003	789160	0435	2/9/04	\$243,000	1120	450	7	1959	3	5000	Y	N	4122 23RD AV SW
018	003	315760	0100	2/10/03	\$196,000	1130	350	7	1979	3	7500	N	N	4150 21ST AV SW
018	003	177310	0890	3/3/03	\$235,000	1140	530	7	2003	3	4440	Y	N	5013 PUGET BL SW
018	003	242403	9026	5/24/04	\$300,000	1140	720	7	1963	3	10890	N	N	4758 21ST AV SW
018	003	343850	0105	7/26/05	\$351,000	1140	100	7	1953	3	5546	Y	N	5215 16TH AV SW
018	003	343850	0177	9/21/05	\$347,000	1140	1070	7	1984	3	5884	N	N	5263 17TH AV SW
018	003	343850	0227	8/31/04	\$290,000	1140	1070	7	1964	3	5397	N	N	5302 21ST AV SW
018	003	343850	0289	6/18/03	\$233,300	1140	720	7	1963	4	7344	N	N	5200 23RD AV SW
018	003	244460	0380	1/25/05	\$369,950	1150	410	7	2004	3	2500	Y	N	4040 23RD AV SW
018	003	315760	0265	8/23/05	\$357,000	1170	0	7	1929	3	5000	N	N	4114 20TH AV SW
018	003	789160	0590	3/25/04	\$222,500	1240	0	7	1964	3	5000	Y	N	4121 21ST AV SW
018	003	343850	0220	4/24/04	\$265,000	1250	700	7	1991	3	5750	N	N	1901 SW DAWSON ST
018	003	177360	0561	11/18/03	\$224,950	1260	0	7	1929	4	4960	Y	N	4849 PUGET BL SW
018	003	754730	0250	8/22/05	\$419,950	1300	0	7	1911	3	4700	Y	N	4002 19TH AV SW
018	003	754730	1595	6/23/04	\$300,000	1320	0	7	2000	3	2500	N	N	3833 20TH AV SW
018	003	754730	0320	5/12/05	\$345,000	1430	0	7	2005	3	5000	N	N	4028 19TH AV SW
018	003	177360	0302	11/9/04	\$335,000	1440	690	7	1994	3	4920	Y	N	4709 23RD AV SW
018	003	244460	0460	10/11/04	\$335,000	1440	540	7	2004	3	2500	Y	N	4037 22ND AV SW
018	003	244460	0475	10/8/04	\$328,000	1440	540	7	2004	3	2500	Y	N	4031 22ND AV SW
018	003	788150	0445	4/29/03	\$265,000	1440	0	7	2003	3	2500	Y	N	4029 22ND AV SW
018	003	788150	0450	11/8/05	\$425,000	1440	0	7	2003	3	2500	Y	N	4027 22ND AV SW
018	003	788150	0450	4/23/03	\$275,000	1440	0	7	2003	3	2500	Y	N	4027 22ND AV SW
018	003	244460	0455	9/20/04	\$333,500	1440	540	7	2004	3	2500	Y	N	4039 22ND AV SW
018	003	343850	0176	7/16/04	\$220,000	1450	0	7	1938	3	8400	N	N	5260 18TH AV SW
018	003	754730	0260	8/8/05	\$375,765	1470	0	7	2005	3	2500	N	N	4006 19TH AV SW
018	003	343850	0107	6/23/04	\$292,000	1520	900	7	1962	3	6150	N	N	5201 16TH AV SW
018	003	315760	0195	6/11/03	\$320,000	1530	380	7	1990	3	5000	N	N	4127 20TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	003	789210	0120	11/17/05	\$288,000	1580	0	7	1986	3	4900	Y	N	4158 23RD AV SW
018	003	177360	0345	10/28/03	\$299,990	1600	780	7	2000	3	4950	Y	N	4741 23RD AV SW
018	003	177360	0736	5/19/04	\$315,000	1650	640	7	1996	3	6000	Y	N	4565 21ST AV SW
018	003	343850	0257	12/28/05	\$335,000	1650	480	7	1995	3	5000	N	N	5211 19TH AV SW
018	003	343850	0005	2/24/03	\$357,000	1740	920	7	1941	3	24500	N	N	1600 SW DAWSON ST
018	003	343850	0303	9/11/03	\$263,000	1740	0	7	2003	3	6400	N	N	5228 23RD AV SW
018	003	343850	0228	3/8/05	\$357,950	1750	0	7	1982	3	9451	N	N	5252 21ST AV SW
018	003	343850	0255	9/17/04	\$260,000	1840	0	7	1995	3	5000	N	N	5207 19TH AV SW
018	003	343850	0327	8/24/05	\$378,200	1840	300	7	2004	3	5500	N	N	5217 23RD AV SW
018	003	343850	0327	5/20/04	\$288,000	1840	300	7	2004	3	5500	N	N	5217 23RD AV SW
018	003	343850	0328	6/15/04	\$300,000	1840	300	7	2004	3	5500	N	N	5225 23RD AV SW
018	003	315760	0300	6/21/05	\$439,000	2200	0	7	1992	3	5000	N	N	4136 20TH AV SW
018	003	343850	0175	10/18/05	\$375,000	2210	0	7	1978	4	10000	N	N	5262 18TH AV SW
018	003	754730	0290	10/7/03	\$307,000	780	530	8	2000	3	2500	N	N	4018 19TH AV SW
018	003	754730	0300	5/27/05	\$385,000	1040	680	8	2000	3	4000	N	N	4020 19TH AV SW
018	003	343850	0251	2/17/05	\$360,000	1280	850	8	2001	3	6660	N	N	5304 21ST AV SW
018	003	343850	0110	5/10/04	\$304,000	1300	420	8	2004	3	6780	N	N	5220 17TH AV SW
018	003	754730	1580	6/8/04	\$390,000	1430	0	8	1923	5	5000	N	N	3843 20TH AV SW
018	003	177360	0505	9/23/04	\$329,950	1480	480	8	1999	3	4950	Y	N	4805 23RD AV SW
018	003	177360	0510	7/21/04	\$349,000	1480	480	8	1999	3	4950	Y	N	4809 23RD AV SW
018	003	177360	0510	8/10/05	\$326,586	1480	480	8	1999	3	4950	Y	N	4809 23RD AV SW
018	003	177360	0515	9/15/04	\$368,500	1480	480	8	1999	3	4950	Y	N	4815 23RD AV SW
018	003	315760	0295	3/22/05	\$379,950	1620	0	8	2005	3	2500	N	N	4130 20TH AV SW
018	003	177360	0416	4/21/05	\$419,500	1680	840	8	2004	3	4022	Y	N	4741 22ND AV SW
018	003	177360	0425	6/23/05	\$445,000	1680	840	8	2004	3	5320	Y	N	4749 22ND AV SW
018	003	177360	0430	6/23/05	\$430,000	1680	840	8	2004	3	6000	Y	N	4753 22ND AV SW
018	003	177360	0417	4/21/05	\$418,628	1680	840	8	2004	3	4684	Y	N	4745 22ND AV SW
018	003	177360	0628	10/25/04	\$300,000	1760	0	8	1991	3	4291	Y	N	4714 22ND AV SW
018	003	177360	0628	2/19/03	\$250,000	1760	0	8	1991	3	4291	Y	N	4714 22ND AV SW
018	003	177360	0634	9/2/03	\$274,950	1780	0	8	1991	3	5813	Y	N	22ND AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	003	343850	0301	5/1/04	\$289,000	1960	0	8	2004	3	6816	N	N	5220 23RD AV SW
018	003	343850	0302	4/19/04	\$289,000	1960	0	8	2004	3	6400	N	N	5224 23RD AV SW
018	003	754730	1470	9/2/05	\$470,000	2020	0	8	1990	3	7500	Y	N	3818 21ST AV SW
018	003	343850	0128	9/8/05	\$445,000	2160	410	8	2005	3	5163	N	N	5204 17TH AV SW
018	003	343850	0130	5/12/05	\$434,950	2190	420	8	2005	3	6649	N	N	5200 17TH AV SW
018	003	754730	1440	3/10/03	\$364,500	2230	0	8	1991	3	5000	Y	N	3840 21ST AV SW
018	003	343850	0229	4/2/04	\$325,000	2310	0	8	2004	3	5003	N	N	5304 21ST AV SW
018	003	343850	0117	7/22/03	\$395,084	2550	0	8	2003	3	6780	N	N	5224 17TH AV SW
018	003	343850	0126	7/22/04	\$374,950	2250	0	9	2004	3	5164	Y	N	5219 16TH AV SW
018	005	643740	0060	6/14/05	\$150,000	540	0	5	1920	3	9369	N	N	1241 SW OTHELLO ST
018	005	211270	1051	5/27/05	\$144,000	600	0	5	1918	3	4000	N	N	7510 15TH AV SW
018	005	343850	1543	11/10/04	\$150,500	620	0	5	1935	3	2242	N	N	6341 22ND AV SW
018	005	211270	1125	2/6/05	\$194,000	630	0	5	1918	4	4000	N	N	7545 15TH AV SW
018	005	343850	1610	10/7/05	\$165,000	670	0	5	1951	2	3750	N	N	6512 DELRIDGE WY SW
018	005	783180	0125	11/28/05	\$179,950	700	0	5	1985	3	3050	N	N	1628 SW HOLDEN ST
018	005	343850	1530	12/13/05	\$160,000	720	0	5	1942	2	7100	N	N	6324 DELRIDGE WY SW
018	005	760440	0110	7/18/05	\$220,000	750	0	5	1938	3	5956	N	N	5456 18TH AV SW
018	005	783180	0480	6/25/05	\$219,600	800	0	5	2000	3	5000	N	N	7552 21ST AV SW
018	005	783180	0480	12/3/03	\$160,000	800	0	5	2000	3	5000	N	N	7552 21ST AV SW
018	005	343850	2900	8/28/03	\$145,000	1010	0	5	1942	3	7200	N	N	6744 15TH AV SW
018	005	343850	3141	4/21/05	\$189,000	600	0	6	1947	3	6780	N	N	7127 16TH AV SW
018	005	343850	1581	12/8/05	\$335,000	610	150	6	1926	3	15150	Y	N	6349 21ST AV SW
018	005	343850	2781	8/16/05	\$295,000	620	530	6	2002	3	6384	N	N	7056 17TH AV SW
018	005	343850	0903	5/4/04	\$149,000	640	0	6	1942	3	7305	N	N	5938 18TH AV SW
018	005	343850	1011	4/24/04	\$175,500	670	0	6	1943	3	10500	N	N	6051 18TH AV SW
018	005	211470	0980	7/14/03	\$179,300	680	0	6	1949	4	4760	N	N	7611 11TH AV SW
018	005	343850	3263	6/12/03	\$167,500	680	0	6	1943	3	4520	N	N	1710 SW WEBSTER ST
018	005	783180	0390	2/23/04	\$186,900	700	0	6	1987	3	6273	N	N	7567 19TH AV SW
018	005	211270	0915	6/28/04	\$220,000	710	260	6	1919	3	4000	N	N	7512 14TH AV SW
018	005	343850	0455	10/28/05	\$260,000	710	200	6	1953	4	21779	N	N	5630 23RD AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	005	343850	2650	1/23/04	\$167,950	710	0	6	1939	3	5952	N	N	6704 18TH AV SW
018	005	242820	0187	9/23/04	\$160,000	720	0	6	1946	3	11550	N	N	6512 16TH AV SW
018	005	242820	0194	10/22/04	\$218,000	720	0	6	1946	3	6000	N	N	6522 16TH AV SW
018	005	783180	0335	12/11/03	\$249,950	720	720	6	1947	4	5500	N	N	7513 19TH AV SW
018	005	343850	3191	4/13/05	\$249,000	730	0	6	1949	3	4500	N	N	1614 SW WEBSTER ST
018	005	343850	3193	12/20/04	\$225,000	730	0	6	1949	3	5778	N	N	7338 17TH AV SW
018	005	783180	0396	8/18/03	\$215,000	740	0	6	1918	3	7000	N	N	7533 19TH AV SW
018	005	211430	0030	5/28/04	\$207,500	750	0	6	1996	3	6000	N	N	7169 18TH AV SW
018	005	343850	1662	7/28/05	\$180,000	750	0	6	1942	3	14196	N	N	6330 21ST AV SW
018	005	343850	3180	12/28/04	\$152,000	750	0	6	1942	3	5083	N	N	7337 16TH AV SW
018	005	242820	0192	8/19/03	\$252,500	760	540	6	1946	4	11550	N	N	6528 16TH AV SW
018	005	211470	0335	12/10/03	\$219,950	770	0	6	1918	5	4000	N	N	933 SW AUSTIN ST
018	005	343850	0952	11/9/05	\$229,100	770	0	6	1949	3	13970	N	N	5909 18TH AV SW
018	005	343850	0952	3/12/03	\$161,000	770	0	6	1949	3	13970	N	N	5909 18TH AV SW
018	005	343850	3045	2/4/03	\$174,250	780	0	6	1947	3	6380	N	N	6715 12TH AV SW
018	005	242820	0200	8/25/05	\$275,000	820	0	6	1946	3	11550	N	N	6552 16TH AV SW
018	005	343850	2903	1/29/03	\$150,000	820	0	6	1942	3	9120	Y	N	6751 14TH AV SW
018	005	343850	0562	5/19/05	\$280,000	830	0	6	1960	3	7151	N	N	5634 21ST AV SW
018	005	372850	0020	6/12/03	\$224,600	830	0	6	1942	3	7066	N	N	5652 18TH AV SW
018	005	343850	0655	6/21/04	\$203,000	850	0	6	1942	3	6985	N	N	1711 SW BRANDON ST
018	005	343850	0430	7/20/05	\$272,500	860	530	6	1957	3	10905	Y	N	5601 21ST AV SW
018	005	643740	0101	11/19/03	\$204,000	860	0	6	1918	4	7204	Y	N	7339 12TH AV SW
018	005	343850	3124	8/10/05	\$268,000	880	200	6	1950	3	5472	N	N	7047 12TH AV SW
018	005	343850	0490	5/27/05	\$222,000	900	0	6	1947	2	21493	N	N	5414 21ST AV SW
018	005	343850	2651	12/28/04	\$200,000	900	0	6	1941	4	5238	N	N	6712 18TH AV SW
018	005	643740	0050	5/11/05	\$385,000	910	300	6	1949	3	18837	N	N	1253 SW OTHELLO ST
018	005	211520	0105	7/10/03	\$230,000	930	0	6	1921	3	16074	N	N	7505 9TH AV SW
018	005	783180	0225	9/23/04	\$229,950	930	380	6	1918	3	6600	N	N	1606 SW AUSTIN ST
018	005	343850	1811	2/3/03	\$206,500	940	180	6	1941	4	10488	N	N	6330 18TH AV SW
018	005	343850	2785	5/18/04	\$188,000	960	450	6	1942	3	5244	N	N	7053 16TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	005	343850	1810	10/26/04	\$221,400	970	0	6	1980	3	5244	N	N	6319 17TH AV SW
018	005	343850	3426	10/4/04	\$202,000	970	0	6	1976	3	5488	N	N	7315 19TH AV SW
018	005	211270	1085	9/8/04	\$260,000	980	0	6	1918	3	8000	N	N	7515 15TH AV SW
018	005	343850	0862	1/10/05	\$137,000	990	0	6	1977	2	6827	N	N	5915 17TH AV SW
018	005	783180	0235	9/11/03	\$190,000	1000	0	6	2001	3	6600	N	N	1616 SW AUSTIN ST
018	005	211430	0230	7/17/03	\$185,000	1040	0	6	1978	3	6480	N	N	7316 19TH AV SW
018	005	343850	0779	4/20/05	\$319,000	1060	1000	6	1983	3	6986	Y	N	5625 16TH AV SW
018	005	343850	0786	9/22/04	\$197,156	1060	0	6	1983	2	6986	Y	N	5649 16TH AV SW
018	005	948400	0070	4/18/05	\$260,000	1060	0	6	1978	3	5520	N	N	7321 20TH AV SW
018	005	343850	0625	5/25/04	\$218,000	1080	0	6	1942	3	21043	N	N	5615 18TH AV SW
018	005	343850	1569	7/22/05	\$334,900	1080	150	6	1963	3	7050	Y	N	6339 21ST AV SW
018	005	343850	1569	10/10/03	\$249,000	1080	150	6	1963	3	7050	Y	N	6339 21ST AV SW
018	005	343850	0401	2/25/03	\$190,000	1100	0	6	1936	4	12157	N	N	5435 21ST AV SW
018	005	343850	0970	10/5/05	\$257,500	1190	0	6	1958	3	12700	N	N	5947 18TH AV SW
018	005	783180	0110	1/21/03	\$177,510	1210	0	6	1918	3	7175	N	N	1624 SW HOLDEN ST
018	005	343850	0990	8/17/05	\$235,000	1220	0	6	1943	4	15748	N	N	6019 18TH AV SW
018	005	343850	2491	4/8/04	\$215,000	1220	0	6	1955	3	6500	N	N	6712 21ST AV SW
018	005	211270	0860	9/29/04	\$266,650	1230	700	6	1917	3	4000	N	N	7513 13TH AV SW
018	005	211270	1018	9/10/04	\$227,500	1250	0	6	1994	3	4000	N	N	7536 15TH AV SW
018	005	343850	0390	9/8/05	\$326,950	1260	840	6	2001	3	10890	Y	N	5417 21ST AV SW
018	005	643740	0151	6/9/05	\$321,000	1270	0	6	1915	3	9055	N	N	1410 SW WEBSTER ST
018	005	343850	0930	6/9/04	\$215,000	1280	0	6	1945	3	19161	N	N	6022 18TH AV SW
018	005	343850	1814	10/20/04	\$215,500	1300	0	6	1994	3	5290	N	N	6333 17TH AV SW
018	005	863850	0100	9/12/03	\$190,500	1330	0	6	1919	3	7500	N	N	7225 12TH AV SW
018	005	211270	0905	3/30/04	\$250,000	1410	0	6	1920	3	4000	N	N	7520 14TH AV SW
018	005	343850	1120	1/30/03	\$249,950	1440	720	6	1955	3	12554	N	N	5921 21ST AV SW
018	005	343850	0857	7/21/05	\$310,000	1510	0	6	1981	3	5037	N	N	6046 17TH AV SW
018	005	343850	1871	8/20/03	\$160,000	1800	0	6	1951	2	5969	N	N	6550 18TH AV SW
018	005	863850	0146	7/19/03	\$220,000	750	750	7	1948	5	8505	N	N	1290 SW OHELLO ST
018	005	863850	0135	2/10/04	\$246,000	800	870	7	1951	3	8100	N	N	1264 SW OHELLO ST

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	005	343850	2730	5/10/05	\$180,500	880	0	7	1970	3	6645	N	N	6747 16TH AV SW
018	005	211270	1076	8/17/05	\$260,000	960	0	7	1957	3	6000	N	N	7509 15TH AV SW
018	005	343850	1687	4/9/03	\$200,000	970	0	7	1972	3	9100	N	N	6502 21ST AV SW
018	005	760441	0030	6/8/05	\$285,000	980	910	7	1981	3	5240	N	N	5431 17TH AV SW
018	005	783180	0380	3/2/05	\$207,000	1000	400	7	1955	4	5865	Y	N	1916 SW HOLDEN ST
018	005	343850	1144	10/26/05	\$271,450	1010	0	7	1968	3	8000	N	N	5945 21ST AV SW
018	005	343850	3010	7/19/05	\$360,500	1010	400	7	1970	3	7020	N	N	7026 14TH AV SW
018	005	343850	3113	6/13/03	\$225,000	1010	400	7	1950	3	10170	N	N	7030 13TH AV SW
018	005	343850	0860	10/31/03	\$186,950	1020	0	7	1961	3	8475	N	N	5914 18TH AV SW
018	005	211270	0840	9/6/05	\$282,000	1040	1040	7	1965	3	4400	Y	N	7502 13TH AV SW
018	005	343850	0400	6/6/05	\$259,950	1040	600	7	1980	3	10864	Y	N	5434 23RD AV SW
018	005	343850	1740	3/20/03	\$221,950	1040	500	7	1977	3	7055	N	N	6345 18TH AV SW
018	005	343850	1800	1/20/04	\$225,000	1040	700	7	1979	3	5129	N	N	6312 18TH AV SW
018	005	343850	1823	7/7/05	\$262,500	1040	0	7	1962	3	6893	N	N	6344 18TH AV SW
018	005	343850	2803	6/6/05	\$315,000	1040	500	7	1980	3	6954	N	N	6708 16TH AV SW
018	005	343850	2804	7/18/03	\$250,000	1040	580	7	1980	3	6954	N	N	6714 16TH AV SW
018	005	211520	0125	4/26/04	\$270,000	1050	0	7	1955	3	7135	N	N	921 SW WEBSTER ST
018	005	343850	2902	2/2/05	\$272,000	1050	410	7	1980	3	7200	N	N	6736 15TH AV SW
018	005	343850	2772	11/24/04	\$277,950	1070	0	7	1942	3	5640	N	N	7035 16TH AV SW
018	005	343850	0445	3/3/05	\$240,000	1080	1080	7	1962	4	21783	N	N	5622 23RD AV SW
018	005	343850	0853	3/24/04	\$260,000	1080	510	7	1993	3	7690	N	N	1600 SW GRAHAM ST
018	005	783180	0080	7/16/04	\$256,000	1080	0	7	1919	3	5390	N	N	1601 SW AUSTIN ST
018	005	343850	1584	6/26/04	\$243,000	1090	400	7	1980	3	8635	N	N	6354 22ND AV SW
018	005	343850	0864	3/16/04	\$236,300	1100	0	7	1959	3	8079	N	N	5909 17TH AV SW
018	005	211270	0750	12/16/05	\$269,000	1110	0	7	1966	4	4360	N	N	7517 12TH AV SW
018	005	211270	0750	10/13/03	\$205,500	1110	0	7	1966	4	4360	N	N	7517 12TH AV SW
018	005	343850	0339	10/12/04	\$210,000	1140	0	7	1960	3	5000	N	N	2307 SW BRANDON ST
018	005	343850	0922	10/28/04	\$274,000	1140	710	7	1980	3	5200	N	N	6006 18TH AV SW
018	005	863850	0010	4/14/04	\$260,000	1140	480	7	1966	3	8505	N	N	1507 SW MYRTLE ST
018	005	343850	1630	8/26/05	\$195,000	1150	0	7	1941	2	14365	Y	N	6551 21ST AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	005	343850	2682	7/26/04	\$222,000	1150	0	7	1938	3	5330	Y	N	7014 18TH AV SW
018	005	343850	3006	4/29/04	\$244,000	1150	0	7	1970	3	6552	N	N	7002 14TH AV SW
018	005	343850	0913	7/1/03	\$200,000	1160	0	7	1993	3	5252	N	N	5962 18TH AV SW
018	005	343850	2814	7/24/03	\$267,500	1160	500	7	1986	3	7864	N	N	6733 15TH AV SW
018	005	343850	0961	7/22/05	\$250,000	1180	0	7	1980	3	9582	N	N	5921 18TH AV SW
018	005	343850	2883	7/19/05	\$265,000	1190	0	7	1980	3	7200	N	N	6712 15TH AV SW
018	005	643740	0162	9/30/04	\$226,000	1200	0	7	1957	3	9300	N	N	1416 SW WEBSTER ST
018	005	343850	1132	8/12/03	\$219,000	1210	930	7	1977	3	9000	N	N	5935 21ST AV SW
018	005	760441	0080	8/9/04	\$233,500	1220	0	7	1981	3	5240	N	N	5420 18TH AV SW
018	005	863850	0229	6/28/05	\$300,000	1220	670	7	1989	3	8459	N	N	1252 SW ORCHARD ST
018	005	863850	0229	4/17/03	\$250,000	1220	670	7	1989	3	8459	N	N	1252 SW ORCHARD ST
018	005	948400	0110	1/1/04	\$167,000	1220	0	7	1969	3	5141	N	N	7330 20TH AV SW
018	005	343850	0591	12/6/05	\$320,000	1250	900	7	1994	3	5500	N	N	5425 18TH AV SW
018	005	343850	2721	9/5/03	\$205,000	1250	0	7	1948	3	6840	N	N	6734 17TH AV SW
018	005	783180	0100	3/11/03	\$289,500	1250	940	7	2000	3	9150	N	N	1618 SW HOLDEN ST
018	005	783180	0475	12/1/03	\$262,500	1260	1040	7	1991	3	4454	Y	N	7551 20TH AV SW
018	005	343850	0737	10/26/04	\$270,000	1280	0	7	1980	3	5240	N	N	5436 17TH AV SW
018	005	760440	0130	10/7/04	\$251,950	1280	0	7	1983	3	5244	N	N	5608 18TH AV SW
018	005	211270	1000	5/10/04	\$219,950	1290	0	7	1969	3	6900	N	N	1414 SW HOLDEN ST
018	005	760440	0040	2/6/04	\$229,000	1290	240	7	1981	3	5244	N	N	5454 17TH AV SW
018	005	168390	0030	7/14/03	\$215,000	1290	0	7	1996	3	5238	N	N	6328 17TH AV SW
018	005	343850	0460	4/21/04	\$210,000	1300	0	7	1958	3	11091	N	N	5640 23RD AV SW
018	005	343850	0759	1/30/04	\$239,500	1300	0	7	1980	3	5244	N	N	5466 17TH AV SW
018	005	643740	0165	2/23/05	\$312,500	1300	840	7	1991	3	7200	N	N	1508 C SW WEBSTER ST
018	005	343850	0877	9/23/05	\$370,000	1310	980	7	1979	3	6822	N	N	5921 17TH AV SW
018	005	343850	3122	12/10/03	\$245,000	1310	0	7	1928	3	6105	N	N	1214 SW MYRTLE ST
018	005	643740	0072	8/6/04	\$279,000	1370	510	7	1971	3	8566	Y	N	1231 SW OTHELLO ST
018	005	863850	0171	5/20/03	\$234,000	1370	950	7	1965	3	8505	N	N	1265 SW ORCHARD ST
018	005	343850	3223	4/2/03	\$280,000	1370	780	7	2003	3	6117	N	N	7205 17TH AV SW
018	005	343850	3224	4/3/03	\$290,000	1370	780	7	2003	3	6106	N	N	7201 17TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	005	343850	3260	5/11/04	\$219,950	1380	0	7	1942	4	9492	N	N	7349 17TH AV SW
018	005	343850	0477	9/20/05	\$375,000	1420	990	7	1995	3	7000	N	N	5650 23RD AV SW
018	005	343850	0477	4/26/05	\$305,000	1420	990	7	1995	3	7000	N	N	5650 23RD AV SW
018	005	211270	1140	3/5/04	\$249,666	1430	0	7	2003	3	3508	N	N	7559 15TH AV SW
018	005	343850	2495	9/2/05	\$335,000	1460	800	7	1949	4	10800	N	N	6702 21ST AV SW
018	005	343850	2952	6/20/05	\$255,000	1460	0	7	1959	3	9540	N	N	1412 SW MYRTLE ST
018	005	863850	0246	11/10/04	\$298,950	1470	790	7	1950	3	10665	N	N	1284 SW ORCHARD ST
018	005	343850	0901	12/8/05	\$330,000	1500	0	7	1942	3	6825	N	N	5952 18TH AV SW
018	005	343850	1875	11/24/04	\$289,900	1520	0	7	1993	3	5118	N	N	6317 16TH AV SW
018	005	343850	2714	3/10/04	\$253,300	1530	0	7	1991	3	5102	N	N	6706 17TH AV SW
018	005	343850	1721	3/29/05	\$279,500	1540	0	7	1952	3	21590	N	N	6311 18TH AV SW
018	005	211470	0957	11/29/04	\$296,500	1560	0	7	2004	3	4750	N	N	7521 11TH AV SW
018	005	343850	0700	8/17/05	\$329,000	1610	0	7	1978	3	6954	N	N	5615 17TH AV SW
018	005	343850	1825	3/3/05	\$260,000	1630	0	7	1993	3	5273	N	N	6349 17TH AV SW
018	005	343850	2580	11/10/03	\$256,000	1680	470	7	1992	3	5062	N	N	6721 18TH AV SW
018	005	643740	0160	9/2/04	\$300,000	1680	0	7	1991	3	7252	N	N	1508 F SW WEBSTER ST
018	005	343850	0479	2/24/04	\$263,000	1710	420	7	1995	3	7000	N	N	5656 23RD AV SW
018	005	343850	2501	8/9/04	\$290,000	1710	0	7	1929	4	7525	N	N	6718 21ST AV SW
018	005	211430	0110	2/14/05	\$378,000	1730	0	7	1960	3	6750	N	N	7135 18TH AV SW
018	005	863850	0155	3/28/05	\$310,000	1740	0	7	1985	3	7435	N	N	1295 SW ORCHARD ST
018	005	343850	3120	10/21/04	\$271,500	1770	0	7	1966	3	7345	N	N	1206 SW MYRTLE ST
018	005	343850	0650	1/23/03	\$265,000	1830	0	7	2002	3	12056	N	N	5651 18TH AV SW
018	005	343850	0820	7/21/04	\$290,000	1830	0	7	1995	3	5241	Y	N	5945 16TH AV SW
018	005	343850	0652	2/13/03	\$266,500	1830	0	7	2002	3	10480	N	N	5649 18TH AV SW
018	005	211430	0120	4/2/04	\$257,500	1940	0	7	1965	3	6944	N	N	7117 18TH AV SW
018	005	343850	3104	7/30/03	\$219,950	1970	0	7	1964	3	6954	N	N	7020 13TH AV SW
018	005	783180	0050	11/12/03	\$320,000	1980	700	7	1946	3	16800	N	N	1631 SW AUSTIN ST
018	005	343850	0809	1/30/04	\$320,000	1990	560	7	2002	3	5240	Y	N	5925 16TH AV SW
018	005	343850	0809	2/27/03	\$310,000	1990	560	7	2002	3	5240	Y	N	5925 16TH AV SW
018	005	343850	0811	6/29/04	\$323,731	1990	560	7	2003	3	5241	Y	N	5935 16TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	005	211430	0250	9/8/03	\$288,700	2030	0	7	2001	3	7320	N	N	7325 DUMAR WY SW
018	005	643740	0164	2/27/03	\$275,000	2030	0	7	1991	3	7231	N	N	1508 D SW WEBSTER ST
018	005	211520	0145	11/22/05	\$324,600	2090	0	7	1920	3	5400	N	N	928 SW AUSTIN ST
018	005	343850	1864	12/10/03	\$315,000	1350	950	8	2003	3	5005	N	N	6538 18TH AV SW
018	005	343850	1866	12/24/03	\$325,000	1350	950	8	2003	3	5005	N	N	6542 18TH AV SW
018	005	343850	3144	3/16/04	\$309,950	1352	950	8	2004	3	7168	N	N	7132 17TH AV SW
018	005	343850	2652	5/26/04	\$331,600	1370	930	8	2004	3	5000	N	N	1713 SW HOLLY ST
018	005	343850	0392	10/10/05	\$386,500	1790	70	8	2005	3	11760	N	N	5416 23RD AV SW
018	005	343850	2503	3/31/05	\$285,000	1880	0	8	2004	3	6741	N	N	6724 21ST AV SW
018	005	343850	3147	5/16/03	\$289,950	2050	0	8	2003	3	6064	N	N	7138 17TH AV SW
018	005	783180	0255	3/8/04	\$299,000	2138	770	8	2004	3	5135	N	N	1640 DUMAR WY SW
018	005	343850	0664	9/30/05	\$380,000	2390	0	8	1991	3	5000	N	N	5415 17TH AV SW
018	005	343850	3151	2/11/04	\$338,490	2410	0	8	2004	3	6064	N	N	7200 17TH AV SW
018	005	343850	3152	8/26/03	\$300,325	2430	0	8	2003	3	6064	N	N	7211 16TH AV SW
018	005	343850	1873	8/27/04	\$347,000	2480	0	8	2004	3	5002	N	N	1710 SW HOLLY ST
018	005	863850	0105	2/12/04	\$335,000	2550	0	8	2004	3	7560	N	N	1216 SW OTHELLO ST
018	005	343850	1869	11/3/03	\$329,950	2610	0	8	2003	3	5457	N	N	1706 SW HOLLY ST
018	005	343850	1870	11/13/03	\$336,950	2610	0	8	2003	3	5457	N	N	1700 SW HOLLY ST
018	005	343850	1877	6/21/04	\$349,950	2610	0	8	2004	3	5002	N	N	6551 17TH AV SW
018	005	343850	1879	7/14/04	\$356,950	2620	0	8	2004	3	5002	N	N	6555 17TH AV SW
018	005	343850	3149	10/24/03	\$324,445	2770	0	8	2003	3	6064	N	N	7207 16TH AV SW
018	005	343850	2720	2/11/03	\$340,000	1630	1630	9	1954	3	20378	N	N	6727 16TH AV SW
018	005	783180	0105	10/6/04	\$299,000	1897	0	9	2004	3	5025	N	N	1622 SW HOLDEN ST
018	005	643740	0132	12/22/03	\$379,000	2410	0	9	2003	3	7839	N	N	1310 SW WEBSTER ST
018	005	643740	0135	12/24/03	\$375,000	2510	0	9	2003	3	7977	N	N	1308 SW WEBSTER ST
018	005	643740	0100	7/13/05	\$508,950	2650	0	9	2005	3	7646	Y	N	7331 12TH AV SW
018	005	643740	0157	9/21/04	\$394,213	2650	0	9	2004	3	7515	N	N	1306 SW WEBSTER ST
018	005	343850	3362	4/5/05	\$454,000	2780	0	9	2005	3	7405	N	N	1816 SW ORCHARD ST
018	005	643740	0143	9/9/04	\$359,000	2820	0	9	2004	3	7246	N	N	1304 SW WEBSTER ST
018	005	643740	0134	8/13/04	\$407,836	3070	0	9	2004	3	7218	N	N	1300 SW WEBSTER ST

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	005	643740	0141	8/19/04	\$391,000	3280	0	9	2004	3	7223	N	N	1304 SW WEBSTER ST
078	006	273410	0465	11/10/04	\$210,000	480	0	5	1937	3	4000	N	N	6442 CARLETON AV S
078	006	273410	0370	10/6/04	\$182,000	740	0	5	1901	3	4000	N	N	6220 CARLETON AV S
078	006	273410	0872	6/9/05	\$285,000	740	0	5	1960	3	4000	N	N	6629 FLORA AV S
078	006	273410	0810	5/26/04	\$170,000	630	0	6	1988	3	4000	N	N	6715 FLORA AV S
078	006	273410	0775	10/12/04	\$186,000	720	0	6	1945	3	4000	N	N	6734 CARLETON AV S
078	006	273410	0910	8/26/04	\$223,000	740	260	6	1940	3	6000	N	N	6603 FLORA AV S
078	006	273410	0850	6/26/03	\$181,700	770	0	6	1951	3	4000	N	N	6649 FLORA AV S
078	006	346880	0100	4/22/04	\$204,000	770	400	6	1927	3	4000	N	N	6665 ELLIS AV S
078	006	346880	0135	3/7/05	\$227,000	770	120	6	1941	3	4000	N	N	6725 ELLIS AV S
078	006	273410	0030	9/13/05	\$225,000	780	0	6	1900	2	3630	N	N	6213 CARLETON AV S
078	006	273410	0900	5/17/05	\$300,000	830	0	6	1926	3	6000	N	N	6611 FLORA AV S
078	006	346880	0345	8/27/04	\$250,000	830	130	6	1919	3	4000	N	N	6942 FLORA AV S
078	006	346880	0295	1/12/05	\$250,000	840	0	6	1919	3	8000	N	N	6921 ELLIS AV S
078	006	346880	0235	7/21/05	\$302,000	860	0	6	1940	3	8000	N	N	6640 FLORA AV S
078	006	273410	0470	8/30/04	\$238,500	960	100	6	1910	3	4000	N	N	6444 CARLETON AV S
078	006	273410	1205	11/22/05	\$317,500	1000	120	6	1902	4	4000	N	N	6281 ELLIS AV S
078	006	273410	0035	9/18/03	\$260,000	1020	0	6	1900	4	7260	N	N	6225 CARLETON AV S
078	006	346880	0360	8/26/05	\$287,500	1060	0	6	1919	3	4000	N	N	6924 FLORA AV S
078	006	273410	0695	4/4/05	\$320,000	1080	0	6	1904	3	4000	N	N	6648 CARLETON AV S
078	006	273410	0460	8/23/04	\$288,125	1160	1160	6	1901	3	4000	N	N	6436 CARLETON AV S
078	006	273410	0765	5/13/04	\$195,800	1240	0	6	1949	2	4000	N	N	6730 CARLETON AV S
078	006	273410	0400	8/25/04	\$205,000	1260	0	6	1900	3	4000	N	N	6244 CARLETON AV S
078	006	273410	0065	7/28/04	\$261,000	1340	0	6	1911	4	6846	N	N	6449 CARLETON AV S
078	006	273410	0065	4/21/04	\$235,000	1340	0	6	1911	4	6846	N	N	6449 CARLETON AV S
078	006	273410	0680	5/6/05	\$319,950	1550	0	6	1903	3	4000	N	N	6636 CARLETON AV S
078	006	273410	1075	3/5/05	\$294,000	940	0	7	1915	3	3500	N	N	6436 FLORA AV S
078	006	273410	0505	11/9/05	\$299,950	990	0	7	1913	3	4000	N	N	6431 FLORA AV S
078	006	273410	0505	5/12/04	\$210,000	990	0	7	1913	3	4000	N	N	6431 FLORA AV S
078	006	346580	0015	4/18/05	\$323,000	990	200	7	1921	3	4840	N	N	6239 CARLETON AV S

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
078	006	346880	0280	4/22/03	\$195,000	1150	0	7	1919	2	4000	N	N	6909 ELLIS AV S
078	006	273410	0840	11/15/04	\$269,950	1190	800	7	1903	3	4000	N	N	6657 FLORA AV S
078	006	273410	0445	10/14/05	\$350,000	1240	160	7	1911	3	4000	N	N	6426 CARLETON AV S
078	006	346880	0270	7/7/03	\$259,000	1430	0	7	1928	3	8000	N	N	6901 ELLIS AV S
078	006	273410	0430	11/1/05	\$352,000	1530	0	7	2001	3	4000	N	N	6412 CARLETON AV S
078	006	273410	0435	11/23/04	\$348,000	3440	0	7	1902	2	5889	N	N	6420 CARLETON AV S
078	006	273410	0034	10/25/04	\$340,000	1680	0	8	2000	3	3630	N	N	6219 CARLETON AV S
078	006	273410	0034	6/15/03	\$289,999	1680	0	8	2000	3	3630	N	N	6219 CARLETON AV S
078	007	732790	0885	5/27/04	\$135,000	540	0	5	1941	2	2500	N	N	740 S SOUTHERN ST
078	007	788360	5760	5/26/04	\$177,000	580	580	5	1931	3	6000	N	N	1024 S DIRECTOR ST
078	007	788360	6885	6/16/05	\$159,500	580	0	5	1941	2	6000	N	N	1017 S ROSE ST
078	007	788360	5515	5/22/03	\$110,000	720	0	5	1943	3	6000	N	N	824 S DIRECTOR ST
078	007	788360	7520	2/24/04	\$194,000	790	160	5	1939	3	6000	N	N	1237 S SULLIVAN ST
078	007	788360	6205	9/1/05	\$249,000	1180	0	5	1906	3	6000	N	N	1052 S DONOVAN ST
078	007	788360	6765	4/21/05	\$205,000	1190	0	5	1900	3	5865	N	N	1040 S SULLIVAN ST
078	007	788360	1540	8/23/04	\$123,000	450	0	6	1916	3	6000	N	N	540 S CONCORD ST
078	007	788360	3180	10/2/03	\$130,000	480	340	6	1942	3	6000	N	N	711 S ROSE ST
078	007	788360	5615	6/16/03	\$115,000	600	260	6	1900	3	6000	N	N	1023 S HENDERSON ST
078	007	788360	8525	2/19/03	\$129,950	610	0	6	1958	3	3000	N	N	1226 S HENDERSON ST
078	007	788360	4725	3/28/05	\$146,000	680	0	6	1951	3	4410	N	N	8719 10TH AV S
078	007	001300	2220	4/24/03	\$140,000	690	0	6	1942	3	5100	N	N	8845 4TH AV S
078	007	732790	0240	8/23/04	\$153,500	690	0	6	1940	3	8325	N	N	731 S SOUTHERN ST
078	007	788360	3750	5/30/05	\$296,500	700	0	6	1919	3	6000	N	N	830 S THISTLE ST
078	007	788360	4711	9/10/03	\$169,000	740	0	6	1921	3	3750	N	N	857 S DONOVAN ST
078	007	788360	1815	3/29/04	\$161,000	750	220	6	1940	3	9000	N	N	520 S HENDERSON ST
078	007	788360	3450	4/15/03	\$187,000	760	0	6	1929	3	6250	N	N	814 S ROSE ST
078	007	788360	3915	9/27/04	\$173,000	770	0	6	1942	3	6000	N	N	841 S THISTLE ST
078	007	001300	1885	8/12/05	\$163,000	780	0	6	1930	3	10200	N	N	8816 2ND AV S
078	007	788360	1940	12/16/05	\$170,000	780	0	6	1949	3	6000	N	N	539 S HENDERSON ST
078	007	243320	0015	12/3/03	\$250,000	790	0	6	1916	3	4999	N	N	9141 7TH AV S

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(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
078	007	788360	7955	10/31/05	\$250,000	790	140	6	1910	3	6000	N	N	1212 S DONOVAN ST
078	007	788360	7060	4/1/04	\$148,500	800	0	6	1908	3	6000	N	N	1020 S THISTLE ST
078	007	788360	1060	5/25/05	\$179,950	810	0	6	1910	3	6000	N	N	516 S DONOVAN ST
078	007	788360	4790	11/16/04	\$180,000	810	0	6	1943	3	6000	N	N	826 S TRENTON ST
078	007	788360	1210	6/30/05	\$172,000	820	0	6	1953	3	6000	N	N	553 S DONOVAN ST
078	007	788360	2380	7/28/05	\$188,500	820	0	6	1941	3	5040	N	N	707 S DONOVAN ST
078	007	788360	2405	7/13/05	\$200,000	820	0	6	1941	3	5040	N	N	715 S DONOVAN ST
078	007	788360	3215	7/11/05	\$240,000	820	0	6	1952	3	5000	N	N	731 S ROSE ST
078	007	788360	5681	5/22/03	\$169,950	820	0	6	2002	3	4560	N	N	1059 S HENDERSON ST
078	007	788360	7985	11/29/05	\$260,000	840	400	6	1965	3	6000	N	N	1203 S DONOVAN ST
078	007	788360	7440	3/12/04	\$176,316	850	0	6	1945	3	5400	N	N	1202 S SULLIVAN ST
078	007	732790	0125	4/13/04	\$160,000	860	360	6	1930	3	5434	N	N	829 S SOUTHERN ST
078	007	788360	1615	12/18/03	\$119,500	860	0	6	1942	3	6000	N	N	502 S CONCORD ST
078	007	788360	1665	6/23/04	\$130,000	860	0	6	1949	3	6000	N	N	523 S CONCORD ST
078	007	788360	1675	7/14/04	\$152,000	860	0	6	1948	3	7200	N	N	527 S CONCORD ST
078	007	788360	5195	7/13/04	\$175,950	860	0	6	1955	3	6000	N	N	8909 10TH AV S
078	007	732790	1005	1/27/03	\$120,000	870	0	6	1902	3	5000	N	N	842 S SOUTHERN ST
078	007	788360	7925	3/3/04	\$195,500	870	120	6	1930	3	6000	N	N	1226 S DONOVAN ST
078	007	788360	7945	10/27/05	\$244,500	870	0	6	1931	4	6000	N	N	1216 S DONOVAN ST
078	007	788360	7945	8/11/03	\$189,950	870	0	6	1931	4	6000	N	N	1216 S DONOVAN ST
078	007	788360	5335	5/20/03	\$175,000	880	400	6	1951	3	6000	N	N	803 S HENDERSON ST
078	007	788360	7085	4/10/03	\$225,000	890	890	6	1923	3	4500	N	N	1010 S THISTLE ST
078	007	732790	0190	5/21/04	\$179,900	910	0	6	1948	3	5775	N	N	8207 8TH AV S
078	007	001300	1835	3/30/05	\$203,000	920	0	6	1962	3	5100	N	N	8843 3RD AV S
078	007	788360	3880	10/27/05	\$195,000	920	0	6	1947	3	6000	N	N	823 S THISTLE ST
078	007	788360	5345	11/29/04	\$248,500	920	0	6	1918	3	6000	N	N	809 S HENDERSON ST
078	007	788360	6785	1/15/03	\$128,900	940	150	6	1940	3	6000	N	N	1030 S SULLIVAN ST
078	007	788360	4730	3/4/05	\$135,000	940	0	6	1955	3	4424	N	N	850 S TRENTON ST
078	007	732790	0142	3/10/04	\$145,000	960	0	6	1958	3	6250	N	N	801 S SOUTHERN ST
078	007	788360	2020	10/20/05	\$162,000	960	0	6	1979	3	6000	N	N	504 S DIRECTOR ST

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
078	007	788360	6695	12/26/03	\$175,000	960	0	6	1900	4	6000	N	N	1043 S THISTLE ST
078	007	732790	0915	12/23/03	\$160,000	970	170	6	1940	3	5200	N	N	8111 10TH AV S
078	007	732790	0255	3/26/04	\$210,000	1010	0	6	1940	3	8475	N	N	723 S SOUTHERN ST
078	007	788360	8440	9/14/05	\$243,000	1010	0	6	1942	3	6000	N	N	1218 S CONCORD ST
078	007	788360	8440	8/6/03	\$180,000	1010	0	6	1942	3	6000	N	N	1218 S CONCORD ST
078	007	788360	1450	9/11/03	\$127,000	1020	0	6	1900	4	6000	N	N	539 S TRENTON ST
078	007	788360	3740	4/5/05	\$243,100	1020	0	6	1926	3	6000	N	N	834 S THISTLE ST
078	007	788360	3740	6/12/03	\$200,000	1020	0	6	1926	3	6000	N	N	834 S THISTLE ST
078	007	788360	5915	1/21/04	\$164,000	1020	0	6	1900	3	6000	N	N	1047 S DONOVAN ST
078	007	001300	1795	7/31/03	\$285,000	1030	0	6	1907	3	5100	N	N	8856 2ND AV S
078	007	788360	8526	2/12/03	\$195,000	1040	170	6	1944	4	6000	N	N	1220 S HENDERSON ST
078	007	788360	4660	7/30/04	\$205,000	1060	220	6	1939	3	9000	N	N	833 S DONOVAN ST
078	007	788360	5815	11/15/05	\$241,000	1060	0	6	1957	3	3320	N	N	8700 10TH AV S
078	007	788360	2035	2/2/05	\$195,000	1070	0	6	1948	3	12000	N	N	534 S DIRECTOR ST
078	007	788360	4740	1/28/05	\$157,500	1090	0	6	1952	3	4167	N	N	8725 10TH AV S
078	007	788360	6875	4/13/05	\$225,000	1100	0	6	1941	2	6000	N	N	1013 S ROSE ST
078	007	788360	3605	2/12/03	\$184,000	1130	0	6	1918	3	6000	N	N	815 S ROSE ST
078	007	788360	5900	9/20/05	\$274,000	1130	0	6	1908	3	7500	N	N	1043 S DONOVAN ST
078	007	732790	0975	10/14/04	\$159,950	1150	0	6	1900	3	5000	N	N	824 S SOUTHERN ST
078	007	788360	1435	1/30/03	\$184,950	1220	0	6	1910	3	6000	N	N	535 S TRENTON ST
078	007	322404	9017	3/18/05	\$206,000	1290	0	6	1991	4	5178	N	N	8820 4TH AV S
078	007	788360	5321	7/21/04	\$195,000	1320	450	6	1941	3	4631	N	N	8914 8TH AV S
078	007	788360	5875	11/22/05	\$228,000	1330	0	6	1909	3	4500	N	N	1031 S DONOVAN ST
078	007	788360	8195	5/18/05	\$164,000	1350	0	6	1907	3	6000	N	N	1226 S TRENTON ST
078	007	788360	8549	7/20/05	\$236,000	1350	0	6	1963	3	4500	N	N	1247 S HENDERSON ST
078	007	788360	2610	10/8/04	\$240,000	1380	0	6	1926	3	6000	N	N	712 S TRENTON ST
078	007	788360	7135	3/12/03	\$165,000	1410	0	6	1960	3	3016	N	N	8215 DALLAS AV S
078	007	732790	0140	11/1/05	\$250,000	1440	0	6	1943	3	6590	N	N	817 S SOUTHERN ST
078	007	788360	7300	8/10/05	\$195,000	1470	0	6	1941	3	5335	N	N	8415 DALLAS AV S
078	007	001300	1070	10/23/03	\$181,000	1690	340	6	1900	3	5100	N	N	8819 2ND AV S

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
078	007	788360	4600	12/29/03	\$196,000	1820	0	6	1905	3	7320	N	N	805 S DONOVAN ST
078	007	788360	7136	5/28/03	\$241,500	2030	0	6	1948	3	6664	N	N	1010 S ROSE ST
078	007	788360	8503	11/2/05	\$255,000	660	300	7	1955	3	6000	N	N	1225 S CONCORD ST
078	007	001300	1995	8/30/05	\$223,050	910	0	7	2005	3	2550	N	N	8806 3RD AV S
078	007	788360	5885	9/22/04	\$238,000	950	0	7	1908	4	6000	N	N	1037 S DONOVAN ST
078	007	788360	4865	7/29/04	\$150,000	1000	0	7	1918	2	4500	N	N	821 S TRENTON ST
078	007	788360	8528	10/12/05	\$258,500	1000	0	7	1954	3	6000	N	N	1216 S HENDERSON ST
078	007	788360	8528	4/12/04	\$205,000	1000	0	7	1954	3	6000	N	N	1216 S HENDERSON ST
078	007	001300	1660	12/21/05	\$215,000	1040	0	7	1963	3	7650	N	N	9025 3RD AV S
078	007	788360	5385	5/27/04	\$177,500	1070	0	7	1951	3	9000	N	N	827 S HENDERSON ST
078	007	322404	9096	6/21/05	\$217,000	1070	0	7	1999	3	5040	N	N	416 S HENDERSON ST
078	007	243320	0138	2/10/05	\$250,000	1090	480	7	1999	3	5002	N	N	9135 8TH AV S
078	007	788360	3205	10/20/04	\$188,000	1130	0	7	1952	3	6000	N	N	727 S ROSE ST
078	007	788360	2165	6/13/05	\$224,700	1150	0	7	1950	3	6000	N	N	725 S HENDERSON ST
078	007	788360	3025	10/24/03	\$170,000	1160	0	7	1953	3	6000	N	N	8509 8TH AV S
078	007	788360	4780	7/13/05	\$160,000	1160	0	7	1910	3	6000	N	N	834 S TRENTON ST
078	007	788510	0215	9/14/05	\$329,950	1200	740	7	1939	3	6000	N	N	714 S CONCORD ST
078	007	788360	2135	10/19/05	\$287,500	1220	800	7	1988	3	6000	N	N	711 S HENDERSON ST
078	007	788360	4185	7/28/05	\$271,000	1240	940	7	1900	3	4500	N	N	8503 10TH AV S
078	007	788360	2100	7/27/04	\$210,000	1290	0	7	1995	3	6000	N	N	500 S DIRECTOR ST
078	007	322404	9098	10/19/05	\$265,000	1300	0	7	1998	3	5040	N	N	408 S HENDERSON ST
078	007	788360	3015	8/31/04	\$214,950	1360	0	7	1930	3	6000	N	N	749 S SULLIVAN ST
078	007	788510	0135	8/17/04	\$191,000	1420	0	7	1906	3	12000	N	N	8821 8TH AV S
078	007	001300	2075	8/2/04	\$228,000	1430	0	7	2004	3	2550	N	N	8811 4TH AV S
078	007	788360	2425	7/30/04	\$215,000	1430	0	7	1999	3	4399	N	N	725 S DONOVAN ST
078	007	788360	2435	1/8/04	\$210,000	1430	0	7	1999	3	5282	N	N	731 S DONOVAN ST
078	007	001300	2080	8/26/04	\$228,000	1430	0	7	2004	3	2550	N	N	8813 4TH AV S
078	007	001300	2085	8/19/04	\$228,000	1430	0	7	2004	3	2550	N	N	8817 4TH AV S
078	007	788360	5750	7/10/04	\$237,000	1450	0	7	1999	3	3000	N	N	1030 S DIRECTOR ST
078	007	788360	5750	12/16/03	\$172,000	1450	0	7	1999	3	3000	N	N	1030 S DIRECTOR ST

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
078	007	001300	1075	12/28/05	\$258,500	1450	0	7	2004	3	2550	N	N	8821 2ND AV S
078	007	001300	1745	11/23/04	\$220,000	1460	0	7	1995	3	2550	N	N	8830 2ND LN S
078	007	001300	1875	8/11/04	\$214,000	1460	0	7	1996	3	2550	N	N	8810 2ND AV S
078	007	001300	1880	12/30/04	\$219,000	1460	0	7	1996	3	2550	N	N	8812 2ND AV S
078	007	322404	9090	12/15/04	\$225,000	1500	0	7	1995	3	6818	N	N	401 S HENDERSON ST
078	007	788360	5771	7/9/04	\$204,500	1520	0	7	1997	3	6000	N	N	1014 S DIRECTOR ST
078	007	001300	2005	6/9/05	\$254,000	1520	0	7	2005	3	2550	N	N	8810 3RD AV S
078	007	001300	2000	7/21/05	\$268,950	1520	0	7	2005	3	2550	N	N	8808 3RD AV S
078	007	001300	2006	6/6/05	\$254,000	1520	0	7	2005	3	2550	N	N	8812 3RD AV S
078	007	001300	2007	6/15/05	\$258,500	1520	0	7	2005	3	2550	N	N	8816 3RD AV S
078	007	001300	1991	7/25/05	\$268,950	1520	0	7	2005	3	2550	N	N	8800 3RD AV S
078	007	788360	1745	9/23/04	\$310,000	1530	600	7	1943	3	9000	N	N	8921 7TH AV S
078	007	732790	0210	10/24/03	\$235,000	1660	240	7	1953	3	8172	N	N	745 S SOUTHERN ST
078	007	788360	1830	3/23/05	\$245,800	1670	0	7	1994	3	6000	N	N	514 S HENDERSON ST
078	007	788360	8576	9/12/03	\$265,000	1790	1500	7	1994	3	7500	N	N	9016 12TH AV S
078	007	001300	1001	6/18/04	\$245,950	1850	580	7	2002	3	2485	N	N	8809 B 2ND AV S
078	007	001300	1001	6/11/03	\$232,000	1850	580	7	2002	3	2485	N	N	8809 B 2ND AV S
078	007	001300	1002	4/16/03	\$225,150	1850	580	7	2003	3	2385	N	N	8809 C 2ND AV S
078	007	788360	8327	11/22/04	\$265,000	1928	0	7	2004	3	3000	N	N	1241 S TRENTON ST
078	007	788360	8330	7/13/04	\$224,500	1950	0	7	1909	3	6000	N	N	1245 S TRENTON ST
078	007	788360	8332	12/15/04	\$245,000	1970	0	7	2004	3	3000	N	N	1249 S TRENTON ST
078	007	243320	0065	10/7/05	\$303,000	2210	0	7	2004	3	5000	N	N	9116 7TH AV S
078	007	243320	0065	8/19/04	\$264,000	2210	0	7	2004	3	5000	N	N	9116 7TH AV S
078	007	243320	0131	7/26/04	\$258,500	2210	0	7	2004	3	6829	N	N	9117 8TH AV S
078	007	243320	0020	11/18/03	\$254,950	2210	0	7	2004	3	5000	N	N	9151 7TH AV S
078	007	243320	0026	11/18/03	\$249,950	2210	0	7	2004	3	5000	N	N	9153 7TH AV S
078	007	243320	0059	7/26/04	\$259,950	2210	0	7	2004	3	6242	N	N	9100 7TH AV S
078	007	243320	0061	7/26/04	\$256,950	2210	0	7	2004	3	5000	N	N	9106 7TH AV S
078	007	243320	0063	8/19/04	\$256,950	2210	0	7	2004	3	5000	N	N	9112 7TH AV S
078	007	243320	0021	3/22/05	\$274,950	2210	0	7	2004	3	4999	N	N	9149 7TH AV S

Improved Sales Used in this Annual Update Analysis
Area 18 & 78

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
078	007	243320	0023	2/17/05	\$272,500	2210	0	7	2004	3	4999	N	N	9147 7TH AV S
078	007	243320	0025	4/10/05	\$275,500	2210	0	7	2004	3	4999	N	N	9143 7TH AV S
078	007	243320	0109	6/7/05	\$292,500	2210	0	7	2005	3	5340	N	N	9330 7TH AV S
078	007	243320	0111	7/13/05	\$310,000	2210	0	7	2005	3	5339	N	N	9334 7TH AV S
078	007	243320	0111	6/21/05	\$289,950	2210	0	7	2005	3	5339	N	N	9334 7TH AV S
078	007	243320	0113	6/7/05	\$287,500	2210	0	7	2005	3	5339	N	N	9332 7TH AV S
078	007	243320	0022	11/18/03	\$254,950	2220	0	7	2003	3	5000	N	N	9157 7TH AV S
078	007	243320	0024	9/30/03	\$249,950	2220	0	7	2003	3	5000	N	N	9301 7TH AV S
078	007	243320	0028	11/10/03	\$249,950	2220	0	7	2003	3	5000	N	N	9157 7TH AV S
078	007	243320	0030	12/5/03	\$249,950	2220	0	7	2003	3	5000	N	N	9303 7TH AV S
078	007	243320	0032	10/6/03	\$255,102	2220	0	7	2003	3	5001	N	N	9305 7TH AV S
078	007	243320	0035	9/18/03	\$251,722	2240	0	7	2003	3	5001	N	N	9307 7TH AV S
078	007	788360	7015	12/10/03	\$290,000	2550	0	7	1980	3	8700	N	N	1040 S THISTLE ST
078	007	001300	1010	7/28/03	\$248,950	1260	880	8	2003	3	4000	N	N	8817 2ND AV S
078	007	001300	1005	9/17/03	\$250,000	1260	880	8	2003	3	4400	N	N	8815 2ND AV S
078	007	788360	3836	3/22/04	\$233,500	1360	0	8	2004	3	3000	N	N	805 S THISTLE ST
078	007	788360	3837	3/15/04	\$227,950	1360	0	8	2004	3	3000	N	N	801 S THISTLE ST
078	007	788360	4135	9/29/04	\$230,000	1400	0	8	2004	3	3000	N	N	833 S SULLIVAN ST
078	007	788360	4140	8/5/04	\$230,000	1400	0	8	2004	3	3000	N	N	835 S SULLIVAN ST
078	007	788360	4145	10/25/04	\$234,975	1400	0	8	2004	3	3000	N	N	839 S SULLIVAN ST
078	007	322404	9104	3/15/05	\$320,000	1420	1000	8	2004	3	5455	N	N	407 S TRENTON ST
078	007	322404	9105	3/24/05	\$320,000	1420	1000	8	2004	3	5455	N	N	411 S TRENTON ST
078	007	001300	2070	3/2/05	\$245,000	1460	0	8	2004	3	2550	N	N	8809 4TH AV S
078	007	001300	1065	3/17/04	\$239,900	1790	0	8	2004	3	2550	N	N	8813 2ND AV S
078	007	788360	5985	2/17/05	\$369,000	1980	1040	8	1994	3	6000	Y	N	1038 S TRENTON ST

Improved Sales Removed from this Annual Update Analysis

Area 18 &78

(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
18-2	177260	0185	12/2/05	\$100,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	177260	0340	7/1/04	\$191,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	177260	0385	9/26/03	\$75,000	CHANGE OF USE DORRatio
18-2	177260	0475	5/27/03	\$72,123	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
18-2	177310	0165	11/5/03	\$140,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	177310	0605	5/19/05	\$259,950	EST PROP ASSESSED DIFF THAN PROP SOLD
18-2	177310	0800	3/18/05	\$211,204	EXEMPT FROM EXCISE TAX
18-2	177310	0815	6/8/04	\$84,254	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
18-2	177310	1025	8/8/03	\$89,069	PARTIAL INTEREST (103, 102, Etc.) DORRatio
18-2	177310	1235	8/18/04	\$128,500	SALE FROM LLC
18-2	177310	1730	4/13/05	\$150,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	177310	1735	11/22/04	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	177310	1840	2/7/03	\$80,000	DORRatio
18-2	327780	0840	7/19/04	\$215,000	IMP COUNT
18-2	327780	0840	8/23/04	\$280,000	IMP COUNT
18-2	343850	1411	4/29/03	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
18-2	343850	1451	5/31/05	\$465,000	UNFIN AREA
18-2	343850	1467	8/28/03	\$72,231	QUIT CLAIM DEED; STATEMENT TO DOR; DORRatio
18-2	343850	1997	12/8/03	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	343850	2038	7/12/05	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	343850	2046	10/19/05	\$182,280	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	343850	2046	5/6/05	\$3,720	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	343850	2057	1/6/05	\$230,000	QUESTIONABLE PER SALES IDENTIFICATION
18-2	343850	2132	12/15/03	\$184,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	343850	2152	2/7/05	\$177,305	RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	343850	2164	2/28/05	\$230,000	GOVERNMENT AGENCY
18-2	343850	2262	9/10/04	\$74,319	QUIT CLAIM DEED DORRatio
18-2	343850	2293	8/5/04	\$190,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	343850	2324	5/4/05	\$222,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	343850	2364	2/10/05	\$215,000	GOVERNMENT AGENCY; STATEMENT TO DOR
18-2	343850	2394	10/7/03	\$161,000	DIAGNOSTIC OUTLIER
18-2	343850	2395	7/11/03	\$97,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
18-2	357430	0125	8/4/03	\$149,950	TEAR DOWN; SEGREGATION AND/OR MERGER;
18-2	731240	0145	3/22/05	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	731240	0217	3/15/04	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
18-2	731240	0295	6/6/05	\$277,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	731240	0350	4/21/03	\$209,600	RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	731240	0505	7/9/04	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	731240	0520	4/8/04	\$149,900	EST LESS THAN MARKET TRANSACTION
18-2	731240	0520	9/27/04	\$250,000	EST PROP ASSESSED DIFF THAN PROP SOLD
18-2	731290	0055	11/24/04	\$39,150	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	762870	0076	10/29/04	\$500,000	DIAGNOSTIC OUTLIER
18-2	762870	0230	11/8/05	\$262,000	DIAGNOSTIC OUTLIER
18-2	798540	0450	11/18/03	\$25,000	DORRatio
18-2	798540	0450	10/14/03	\$16,000	QC DEED; EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 18 &78
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
18-2	798540	0470	11/18/03	\$106,500	DORRatio
18-2	815060	0015	2/13/04	\$158,367	UNFINAREA
18-2	815060	0015	4/15/03	\$198,000	UNFINAREA
18-2	815060	0015	6/28/04	\$304,400	UNFINAREA
18-2	815060	0145	12/17/03	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	815060	0230	10/14/05	\$340,000	QUESTIONABLE PER SALES IDENTIFICATION
18-2	928480	0005	11/30/05	\$160,000	ActivePermitBeforeSale>25K
18-2	928480	0005	12/7/05	\$282,500	ActivePermitBeforeSale>25K
18-2	928480	0840	10/25/04	\$30,000	QC DEED; EXEMPT FROM EXCISE TAX
18-2	928480	0844	6/23/05	\$253,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	928480	0845	6/14/04	\$101,142	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
18-2	928480	0976	8/29/03	\$125,000	NON-REPRESENTATIVE SALE
18-2	928480	1060	9/23/05	\$421,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	928480	1170	1/30/04	\$96,092	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
18-2	928480	1275	6/24/03	\$80,995	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18-2	928480	1425	5/29/04	\$85,000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
18-2	929730	0675	8/3/04	\$166,839	RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	929730	0965	1/26/04	\$180,000	ESTATE SALE
18-2	929730	1755	5/26/05	\$475,000	UNFIN AREA
18-2	929730	1790	8/16/04	\$195,000	SP LOW - EST LESS THAN MARKET TRANSACTION
18-2	929830	0020	9/25/03	\$357,500	OBSOL
18-2	935800	0625	11/28/05	\$425,000	ImpCount %Compl ActivePermitBeforeSale>25K
18-2	935800	0625	12/15/04	\$310,500	TEAR DOWN; BUILDER OR DEVELOPER SALES
18-2	935800	0665	8/2/04	\$40,122	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
18-2	935800	0685	11/25/03	\$175,000	TEAR DOWN; SEGREGATION AND/OR MERGER
18-2	935800	1202	10/11/04	\$228,000	BANKRUPTCY - RECEIVER OR TRUSTEE
18-2	935800	1202	4/18/03	\$108,664	STATEMENT TO DOR DORRatio
18-2	935800	1203	4/9/03	\$215,850	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18-2	935800	1295	10/27/05	\$329,000	ActivePermitBeforeSale>25K
18-2	935800	1430	6/29/05	\$315,950	IMP COUNT
18-2	935800	1430	11/9/04	\$353,500	IMP COUNT
18-2	935800	1491	8/5/03	\$130,000	DIAGNOSTIC OUTLIER
18-2	935800	1491	4/6/05	\$280,000	EST PROP ASSESSED DIFF THAN PROP SOLD
18-2	935800	1611	7/14/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-2	935800	2210	1/3/05	\$78,602	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18-2	935800	2250	9/15/03	\$300,000	TEAR DOWN; SEGREGATION AND/OR MERGER
18-2	935800	2285	8/11/05	\$198,000	TRADE
18-2	935800	2390	12/29/03	\$325,000	SEG AFTER SALE
18-2	935800	2440	4/9/03	\$140,100	NON-REPRESENTATIVE SALE DORRatio
18-3	177360	0355	11/3/05	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-3	177360	0490	2/11/03	\$255,900	BANKRUPTCY - RECEIVER OR TRUSTEE
18-3	177360	0500	12/2/05	\$360,000	OBSOL
18-3	177360	0691	8/24/04	\$230,000	RELOCATION - SALE BY SERVICE
18-3	177360	0691	8/21/04	\$230,000	RELOCATION - SALE TO SERVICE
18-3	244460	0370	6/23/03	\$195,700	TRADE; SEGREGATION AND/OR MERGER

Improved Sales Removed from this Annual Update Analysis
Area 18 &78
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
18-3	244460	0370	6/23/03	\$195,700	TRADE; SEGREGATION AND/OR MERGER
18-3	244460	0440	8/28/03	\$155,777	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18-3	244460	0460	6/23/03	\$123,600	DORRatio
18-3	284870	0225	1/23/04	\$160,000	DIAGNOSTIC OUTLIER
18-3	284870	0225	8/19/04	\$350,000	EST PROP ASSESSED DIFF THAN PROP SOLD
18-3	284870	0406	9/30/04	\$215,000	LACK OF REPRESENTATION
18-3	315760	0255	1/22/05	\$119,210	QUIT CLAIM DEED DORRatio
18-3	315760	0425	4/26/05	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
18-3	343850	0065	5/27/03	\$156,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-3	343850	0066	5/18/05	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-3	343850	0068	6/10/05	\$285,168	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18-3	343850	0108	8/21/03	\$132,650	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
18-3	343850	0110	7/7/03	\$61,000	DORRatio
18-3	343850	0126	5/30/03	\$100,000	DORRatio
18-3	343850	0165	11/9/04	\$188,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-3	343850	0176	11/10/05	\$382,350	EST PROP ASSESSED DIFF THAN PROP SOLD
18-3	343850	0185	4/7/03	\$277,500	OBSOL
18-3	343850	0186	12/9/03	\$155,000	DIAGNOSTIC OUTLIER
18-3	343850	0210	12/9/03	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-3	343850	0246	10/15/05	\$66,167	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
18-3	754730	0190	1/19/05	\$107,500	DORRatio
18-3	754730	0250	7/13/04	\$290,000	QUESTIONABLE PER SALES IDENTIFICATION
18-3	754730	0260	12/23/04	\$76,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-3	754730	0320	1/24/03	\$179,000	IMP CHARACTERISTICS CHANGED SINCE SALE
18-3	754730	0320	3/2/04	\$214,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
18-3	754730	0850	1/25/05	\$119,676	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18-3	754730	0860	6/3/05	\$238,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-3	754730	0940	4/8/05	\$184,950	PrevLand<=25K
18-3	754730	0940	12/23/04	\$320,000	SEGREGATION AND/OR MERGER PrevLand<=25K
18-3	754730	1310	8/12/03	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-3	754730	1670	12/7/04	\$101,728	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-3	754780	0050	4/22/05	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-3	788150	0390	8/26/03	\$110,000	DIAGNOSTIC OUTLIER
18-3	788150	0415	6/17/05	\$437,000	EST PROP ASSESSED DIFF THAN PROP SOLD
18-3	788150	0415	5/16/03	\$77,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18-3	789160	0555	6/24/05	\$335,000	PrevLand<=25K
18-3	789210	0235	11/22/05	\$328,000	1031 TRADE
18-3	796660	0115	10/15/04	\$170,000	LACK OF REPRESENTATION
18-3	934990	0045	3/25/04	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	168390	0090	12/5/03	\$39,894	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18-5	211270	0825	3/24/05	\$169,950	LACK OF REPRESENTATION
18-5	211270	1051	5/20/03	\$102,000	REAL ESTATE CONTRACT
18-5	211270	1070	10/22/04	\$229,777	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	211270	1130	3/7/03	\$224,950	SEGREGATION AND/OR MERGER
18-5	211430	0010	2/26/03	\$108,000	DORRatio

Improved Sales Removed from this Annual Update Analysis
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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
18-5	211430	0150	6/1/04	\$212,500	RELATED PARTY, FRIEND, OR NEIGHBOR
18-5	211430	0160	7/18/05	\$417,000	UNFINAREA
18-5	211430	0220	5/4/04	\$300,000	RELOCATION - SALE BY SERVICE
18-5	211430	0220	5/4/04	\$300,000	RELOCATION - SALE TO SERVICE
18-5	211430	0290	8/17/05	\$292,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	211470	0335	3/26/03	\$148,000	IMP CHARACTERISTICS CHANGED SINCE SALE
18-5	211520	0136	6/10/05	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	211520	0165	10/10/05	\$429,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	242820	0190	9/26/05	\$134,500	QUIT CLAIM DEED DORRatio
18-5	242820	0192	6/22/05	\$138,817	QUIT CLAIM DEED
18-5	242820	0197	10/31/03	\$140,380	DIAGNOSTIC OUTLIER
18-5	343850	0340	10/3/03	\$170,000	DIAGNOSTIC OUTLIER
18-5	343850	0345	5/5/04	\$179,900	BANKRUPTCY - RECEIVER OR TRUSTEE
18-5	343850	0416	11/22/04	\$150,000	LACK OF REPRESENTATION
18-5	343850	0445	6/10/05	\$295,000	EST PROP ASSESSED DIFF THAN PROP SOLD
18-5	343850	0446	6/11/03	\$244,000	SEGREGATION AND/OR MERGER
18-5	343850	0477	1/25/05	\$111,838	PARTIAL INTEREST (103, 102, Etc.) DORRatio
18-5	343850	0505	5/25/04	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	343850	0530	1/28/03	\$75,000	PrevImp<=25K
18-5	343850	0530	4/16/05	\$199,950	PrevImp<=25K
18-5	343850	0582	3/25/04	\$109,000	DORRatio
18-5	343850	0585	12/17/04	\$65,041	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18-5	343850	0622	1/7/04	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
18-5	343850	0660	2/13/03	\$33,053	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
18-5	343850	0779	7/2/03	\$155,000	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
18-5	343850	0790	6/24/04	\$31,830	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18-5	343850	0805	9/4/03	\$180,667	GOVERNMENT AGENCY
18-5	343850	0930	1/18/05	\$295,000	EST PROP ASSESSED DIFF THAN PROP SOLD
18-5	343850	1100	2/21/05	\$326,000	UNFIN AREA
18-5	343850	1534	12/18/03	\$4,031	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18-5	343850	1541	9/16/04	\$152,500	RELATED PARTY, FRIEND, OR NEIGHBOR
18-5	343850	1543	8/19/04	\$115,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	343850	1569	5/2/03	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	343850	1631	12/9/04	\$170,000	DIAGNOSTIC OUTLIER
18-5	343850	1671	8/8/03	\$78,709	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
18-5	343850	1761	8/21/03	\$160,000	DIAGNOSTIC OUTLIER
18-5	343850	2505	8/4/05	\$292,500	%Compl ActivePermitBeforeSale>25K
18-5	343850	2650	9/25/03	\$140,000	DIAGNOSTIC OUTLIER
18-5	343850	2652	9/25/03	\$67,500	DORRatio
18-5	343850	2654	1/6/03	\$160,491	RELATED PARTY, FRIEND, OR NEIGHBOR
18-5	343850	2765	5/20/03	\$117,000	DIAGNOSTIC OUTLIER
18-5	343850	2786	6/23/03	\$44,918	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18-5	343850	2852	8/9/04	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	343850	2872	8/9/04	\$213,400	BANKRUPTCY - RECEIVER OR TRUSTEE
18-5	343850	3075	9/12/05	\$255,000	ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis

Area 18 &78

(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
18-5	343850	3134	6/5/03	\$125,000	LACK OF REPRESENTATION
18-5	343850	3141	5/20/03	\$122,000	DIAGNOSTIC OUTLIER
18-5	343850	3144	9/23/03	\$75,000	DORRatio
18-5	343850	3160	3/5/04	\$156,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	343850	3170	5/12/04	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18-5	343850	3263	3/9/05	\$176,930	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18-5	343850	3263	5/31/05	\$189,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18-5	343850	3362	8/25/04	\$105,000	DORRatio
18-5	643740	0030	8/10/04	\$203,000	UNFIN AREA
18-5	643740	0030	11/22/03	\$8,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	643740	0100	5/27/04	\$100,000	TEAR DOWN DORRatio
18-5	643740	0102	4/14/05	\$261,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	760440	0050	7/1/05	\$83,476	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
18-5	760440	0110	1/29/04	\$263,000	SEGREGATION AFTER SALE
18-5	783180	0125	6/23/05	\$107,900	BANKRUPTCY - RECEIVER OR TRUSTEE
18-5	783180	0235	2/3/03	\$63,567	EXEMPT FROM EXCISE TAX DORRatio
18-5	783180	0375	12/2/05	\$459,950	%Compl ActivePermitBeforeSale>25K
18-5	783180	0420	9/1/05	\$319,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18-5	863850	0065	10/22/03	\$78,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18-5	863850	0105	3/4/03	\$88,500	DORRatio
18-5	863850	0160	11/12/04	\$173,900	EST PROP ASSESSED DIFF THAN PROP SOLD
18-5	863850	0160	8/5/04	\$125,000	IMP CHARACTERISTICS CHANGED SINCE SALE
78-6	273410	0360	5/6/05	\$239,000	DIAGNOSTIC OUTLIER
78-6	273410	0385	10/10/05	\$175,000	SALE TO LLC
78-6	273410	0440	12/29/05	\$235,100	LACK OF REPRESENTATION
78-6	273410	0525	9/23/05	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-6	273410	0685	4/26/04	\$198,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-6	273410	0730	6/29/05	\$293,333	ActivePermitBeforeSale>25K
78-6	273410	0770	10/12/04	\$199,000	DIAGNOSTIC OUTLIER
78-6	273410	0885	7/22/03	\$72,684	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
78-6	273410	0890	1/3/05	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
78-6	273410	1075	1/8/03	\$45,992	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
78-6	273410	1090	2/7/03	\$137,600	DIAGNOSTIC OUTLIER
78-6	273410	1145	4/4/03	\$30,000	RELATED PARTY, FRIEND, OR NEIGHBOR
78-6	273410	1150	12/4/03	\$166,000	BANKRUPTCY - RECEIVER OR TRUSTEE
78-6	273410	1190	9/14/04	\$180,000	QUIT CLAIM DEED
78-6	346880	0006	8/26/03	\$185,000	DIAGNOSTIC OUTLIER
78-6	346880	0015	12/23/03	\$135,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
78-6	346880	0045	9/8/05	\$106,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
78-6	346880	0185	4/18/03	\$158,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-6	346880	0200	4/21/03	\$176,000	DIAGNOSTIC OUTLIER
78-6	346880	0295	7/2/03	\$161,016	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
78-6	346880	0305	6/1/05	\$160,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
78-6	346880	0400	2/10/04	\$252,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-7	001300	1045	11/7/03	\$199,750	OBSOL

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78-7	001300	1635	4/11/05	\$231,000	PrevLand<=25K
78-7	001300	1636	5/4/05	\$228,000	PrevLand<=25K
78-7	001300	1835	9/14/05	\$203,000	QUIT CLAIM DEED; STATEMENT TO DOR
78-7	001300	1885	8/5/05	\$125,000	EST LESS THAN MARKET TRANSACTION
78-7	001300	1995	8/10/04	\$126,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-7	001300	2005	8/7/03	\$135,000	LAND SALE
78-7	001300	2095	9/8/04	\$100,000	DIAGNOSTIC OUTLIER
78-7	243320	0035	2/19/03	\$170,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
78-7	243320	0040	12/13/05	\$294,500	DIAGNOSTIC OUTLIER
78-7	243320	0040	11/2/04	\$315,000	SEG AFTER SALE
78-7	243320	0065	12/9/03	\$175,000	SALE TO BUILDER
78-7	243320	0100	11/11/03	\$18,202	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
78-7	243320	0105	9/14/04	\$330,000	BUILDER OR DEVELOPER SALES
78-7	243320	0127	12/23/03	\$300,000	QUIT CLAIM DEED
78-7	243320	0131	11/13/03	\$177,500	PERMIT AFTER SALE
78-7	322404	9096	4/17/03	\$133,947	SALE TO HABITAT FOR HUMANITY
78-7	732790	0125	3/23/05	\$272,950	EST PROP ASSESSED DIFF THAN PROP SOLD
78-7	732790	0280	6/25/03	\$119,143	QUIT CLAIM DEED
78-7	732790	0885	2/24/04	\$60,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-7	732790	0975	2/28/05	\$231,000	EST PROP ASSESSED DIFF THAN PROP SOLD
78-7	788360	1070	11/22/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
78-7	788360	1275	1/3/03	\$1,275	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
78-7	788360	1970	12/17/03	\$110,000	DIAGNOSTIC OUTLIER
78-7	788360	2220	10/12/04	\$63,337	QUIT CLAIM DEED DORRatio
78-7	788360	2380	12/22/03	\$95,000	ESTATE SALE
78-7	788360	3490	10/18/05	\$73,153	QUIT CLAIM DEED DORRatio
78-7	788360	3520	11/12/03	\$95,000	NON-REPRESENTATIVE SALE
78-7	788360	3835	1/30/03	\$210,000	1031 TRADE
78-7	788360	4615	12/15/03	\$200,000	PrevLand<=25K
78-7	788360	4780	11/17/05	\$244,000	EST PROP ASSESSED DIFF THAN PROP SOLD
78-7	788360	5410	12/1/03	\$196,000	RELATED PARTY, FRIEND, OR NEIGHBOR
78-7	788360	5580	8/3/05	\$243,000	PrevLand<=25K
78-7	788360	5585	4/10/03	\$179,950	PrevLand<=25K
78-7	788360	5660	11/22/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-7	788360	5680	6/26/03	\$56,750	DORRatio
78-7	788360	5815	9/24/03	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
78-7	788360	5845	6/27/05	\$236,900	ImpCount
78-7	788360	7115	5/10/05	\$78,900	QC DEED; EXEMPT FROM EXCISE TAX
78-7	788360	7135	4/30/04	\$263,000	EST PROP ASSESSED DIFF THAN PROP SOLD
78-7	788360	7135	10/19/05	\$274,999	EST PROP ASSESSED DIFF THAN PROP SOLD
78-7	788360	7630	2/26/04	\$170,000	PrevLand<=25K
78-7	788360	8440	1/20/03	\$99,900	BARGAIN AND SALES DEED
78-7	788360	8541	10/28/05	\$329,500	UNFIN AREA
78-7	788360	8573	8/18/04	\$214,950	UNFIN AREA
78-7	788510	0025	12/28/04	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis
Area 18 &78

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
018-2	815060	0255	3/30/2005	82442	7018	N	N
018-2	928480	1755	10/4/2005	90000	5750	Y	N
018-2	928480	1970	3/10/2005	100000	8625	Y	N
018-3	177360	0070	11/10/2004	38000	5311	N	N
018-3	177360	0070	7/13/2005	60000	5311	N	N
018-3	177360	0121	9/15/2005	26000	5280	Y	N
018-3	177360	0692	10/25/2004	90000	6082	Y	N
018-3	284870	0165	2/9/2004	46000	5000	N	N
018-3	343850	0281	11/15/2004	99950	11050	Y	N
018-3	754730	0100	7/28/2003	50000	2500	N	N
018-3	754730	0100	9/13/2004	80000	2500	N	N
018-3	754730	0755	10/23/2005	16500	2500	N	N
018-3	788150	0400	7/1/2003	110000	7500	Y	N
018-3	789210	0085	1/25/2005	40000	5000	Y	N
018-3	789210	0205	5/12/2003	38500	7500	Y	N
018-5	211430	0020	2/9/2004	45000	24140	N	N
018-5	211430	0180	9/16/2004	71500	6764	N	N
018-5	211430	0180	1/31/2005	80000	6764	N	N
018-5	242820	0184	10/25/2004	45000	5650	N	N
018-5	343850	0904	12/8/2005	100000	6825	N	N
018-5	343850	1121	7/21/2004	36000	23423	N	N
018-5	343850	1585	7/11/2005	118600	7500	Y	N
018-5	343850	1881	9/29/2005	95000	5237	N	N
018-5	343850	1883	9/29/2005	95000	5237	N	N
018-5	343850	2770	1/4/2005	100000	6624	N	N
018-5	343850	2842	9/2/2005	122000	7200	N	N
018-5	643740	0085	10/28/2005	110000	9256	N	N
018-5	643740	0099	3/24/2004	76000	7202	N	N
078-6	346880	0357	8/24/2005	102000	4000	N	N
078-7	243370	0225	7/19/2004	150000	22641	N	N
078-7	788360	4945	11/30/2005	50000	9000	N	N
078-7	788360	5510	7/17/2003	46500	6000	N	N
078-7	788360	5670	11/22/2005	100000	5400	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 18 & 78

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
018-2	252403	9047	10/27/04	5320000	OWNED BY LLC-PROPOSED DEVELOPMENT -196 LOTS
018-2	327780	0841	10/20/05	252950	GOR Ratio
018-2	327780	0842	11/2/05	252500	GOR Ratio
018-2	327780	0843	11/2/05	257500	GOR Ratio
018-2	798540	0425	3/17/05	77000	ESTATE SALE/SALE TO CITY OF SEATTLE
018-2	928480	0010	11/29/05	288500	GOR Ratio
018-2	928480	1840	3/29/05	65000	EST SALE IS LESS THAN MARKET TRANSACTION
018-2	928480	1970	11/3/05	400000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
018-2	935800	1434	10/27/05	264000	GOR Ratio
018-2	935800	2045	7/16/04	235000	PER E-SLIP, LAND WITH PREV USED BLDG
018-3	177360	0035	12/28/05	89000	SALE FROM LLC TO LLC
018-3	177360	0267	1/23/03	12000	GOR Ratio
018-3	244460	0400	12/27/05	232500	GOR Ratio
018-3	244460	0420	7/2/04	15000	GOR Ratio
018-3	244460	0425	6/2/04	15000	GOR Ratio
018-3	244460	0505	12/10/03	75200	BANKRUPTCY -RECEIVER OR TRUSTEE
018-3	343850	0269	3/23/05	238614	SALE TO LLC-CODED IN R. PROP AS POSS 6 BLDG SITES
018-3	343850	0286	2/11/04	40000	SEGREGATION AFTER SALE
018-3	789160	0295	5/6/04	10000	PER E-SLIP, NON-BUILDABLE LOT
018-3	789160	0390	11/14/03	3750	SALE TO NEIGHBOR
018-3	789160	0550	12/7/04	35000	SALE TO LLC
018-3	789210	0310	2/19/03	7500	GOR Ratio
018-3	796660	0069	2/28/05	77000	CODED NO MARKET EXPOSURE IN REAL PROP
018-5	211470	0957	4/29/04	90000	GOR Ratio
018-5	343850	0503	5/27/05	178000	GOR Ratio
018-5	343850	0503	8/20/03	24000	SALE TO CITY OF SEATTLE-CODED "N" FOR AT MARKET
018-5	343850	0503	8/20/03	24000	SALE TO CITY OF SEATTLE
018-5	343850	0932	9/12/03	165750	ESTATE SETTLEMENT
018-5	343850	2505	9/16/05	6400	GOR Ratio
018-5	343850	2770	12/28/05	440000	GOR Ratio
018-5	343850	2844	6/16/04	65000	GOR Ratio
018-5	343850	2844	5/31/05	71000	GOR Ratio
018-5	343850	2936	9/6/05	45000	GOR Ratio
018-5	343850	3021	3/15/04	87500	SEGREGATION AFTER SALE
018-5	343850	3226	9/8/03	150000	TEAR DOWN & SEG AFTER SALE
018-5	343850	3400	3/25/05	300000	GOR Ratio
018-5	783180	0105	1/22/04	75000	GOR Ratio
078-7	001300	2008	11/10/05	265337	GOR Ratio
078-7	001300	2050	4/28/05	3800	GOR Ratio
078-7	001300	2070	1/15/04	38000	GOR Ratio
078-7	243320	0030	12/26/03	99500	GOR Ratio
078-7	243320	0099	11/28/05	319950	GOR Ratio
078-7	243320	0103	11/2/05	309950	GOR Ratio
078-7	243320	0107	11/16/05	289950	GOR Ratio
078-7	243320	0115	4/13/05	240000	GOR Ratio
078-7	243370	0225	9/15/03	122975	TRUSTEE'S DEED/TRUSTEE'S SALE
078-7	322404	9021	6/27/03	2650000	GOR Ratio
078-7	322404	9104	8/27/04	82500	GOR Ratio

Vacant Sales Removed from this Annual Update Analysis
Area 18 & 78

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
078-7	322404	9105	9/2/04	82500	GOR Ratio
078-7	732790	0045	5/17/05	220000	GOR Ratio
078-7	788360	4987	5/22/03	6500	GOR Ratio
078-7	788360	4990	11/21/05	14000	GOR Ratio
078-7	788360	6975	7/8/05	59887	RESTRICTIVE SIZE/SHAPE - TRIANGULAR SHAPED LOT



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Re value Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr